45 WATERLOO ST.

Glasgow * G2

45 WATERLOO ST.

BUILDING
SPECIFICATION &
FLOOR / SPACE PLANS

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BUILDING *Specification.*

EPC 'A' and BREEAM rating 'Excellent'

95,890 sq ft of Grade A Space with typical floor plates of 15,177 sq ft

Revitalised Ground Floor Amenity Offering incl. Grab & Go café

110 Bike and 8 Scooter spaces, with onsite Car Parking

1,744 sq ft communal Roof Terrace and Lounge

* ENTRANCE / RECEPTION

- New feature entrance
- Triple height atrium
- High quality decorative finishes and wall panelling
- Solid and durable floor finishes
- Feature lighting
- Feature 2-person reception point with concierge staff
- Security barriers between the reception and the lift lobby
- CCTV will cover common areas

* OFFICE & OCCUPANCY

- Highly flexible open plan floor plates
- Floor to ceiling: Typical 2.7m
- Plan Efficiency: 80% on Levels 01-02 and 83%/84% on Levels 03-06
- M&E: design for occupancy of 1 person per 10 m^2 in accordance with BCO 2023
- WC's: 1 person per 6m^2 (NIA)
- Means of escape: 1 person per 6m^2 (NIA)
- Workplace density: 1 person per 10m^2(NIA)

* SUSTAINABILITY & ACCREDITATIONS

- Comprehensive refurbishment and full decarbonisation strategy
- Eliminate fossil fuel reliance – removing all gas-fired equipment
- Reduce delivered energy and carbon emissions by over 12% through fabric-first and passive design measures
- Integration of renewable technologies including air source heat pumps and photovoltaic panels
- Deliver a 62% reduction in regulated CO_2 emissions, reinforcing alignment with Net Zero objectives
- EPC 'A'
- BREEAM 'Excellent'

* TENANT AMENITIES

- New high quality occupier amenity and wellness facilities at basement, ground and roof level
- Ground floor communal social space and business lounge
- Grab & Go café
- Meeting rooms for Tenant use – 1 large and 1 small/podcast facility
- Flexible space for Tenant events/Townhall functions
- 110 cycle spaces and 8 scooter spaces provided in a secure store within the basement
- Drying room within cycle store providing 13 mesh drying lockers
- Cycle maintenance station
- Direct stair access to ground floor wellness facilities
- High quality male, female and accessible changing facilities at ground floor providing a total of 11 showers
- Towel stations, vanity areas and ironing points
- 102 lockers with integrated benches & shoe storage

* TENANT AMENITIES CONT.

- Secondary secure access providing a direct link to the wellness facilities
- 2 no. multi-use wellness rooms
- Rooftop informal lounge with direct access to the external roof terrace
- WiFi throughout the landlord areas
- Dedicated tenant risers
- 30 car parking spaces

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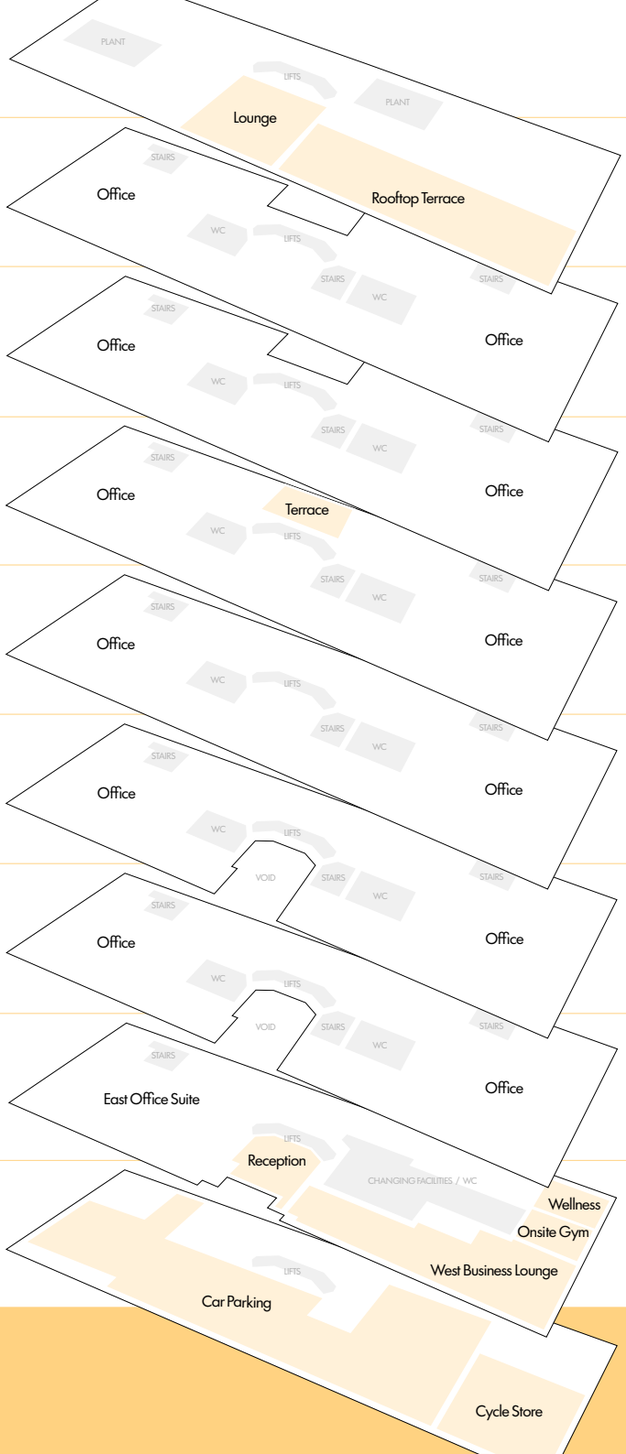
Roof	732 sq ft
Sixth	13,380 sq ft
Fifth	13,347 sq ft
Fourth	15,123 sq ft
Third	15,177 sq ft
Second	13,659 sq ft
First	13,616 sq ft
Ground	6,803 sq ft
Basement	
TOTAL	95,890 sq ft *

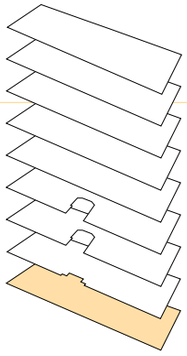


Including:

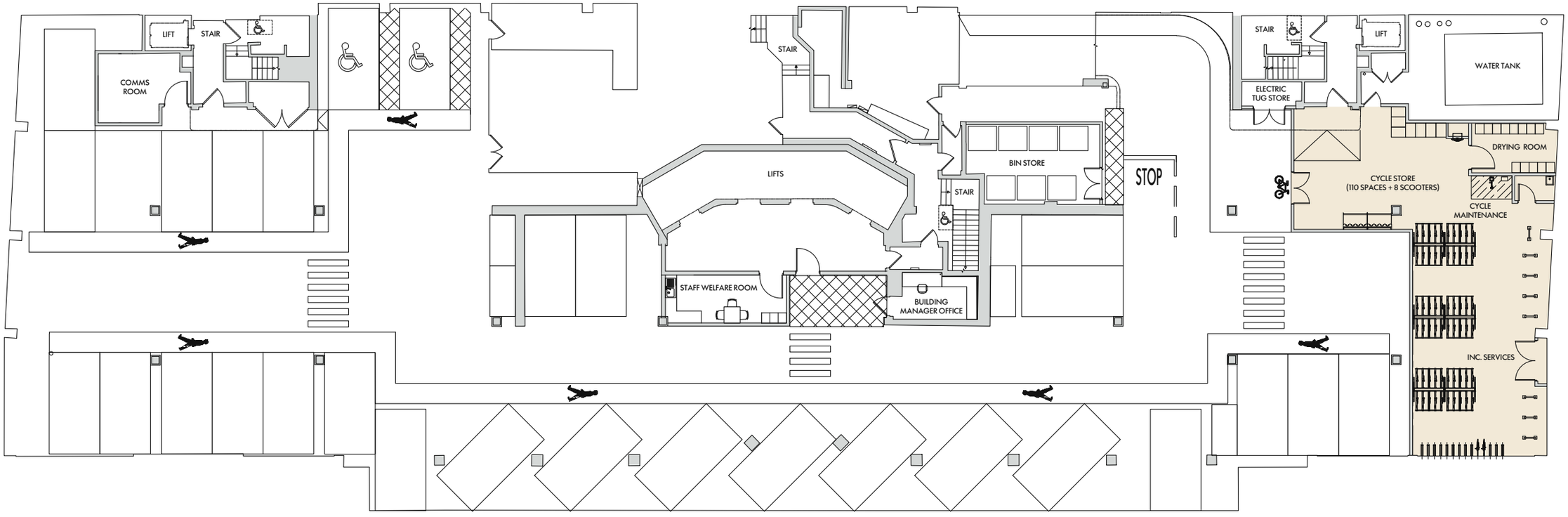
Lounge Area	732 sq ft
Rooftop Terrace	1,744 sq ft

Including:

East Office Suite	6,803 sq ft
West Business Lounge	2,400 sq ft
Reception	980 sq ft
Onsite Gym	431 sq ft
Wellness Room	242 sq ft



Basement * 110 Bike, 28 Car, 8 Scooter & 2 Acc. Spaces



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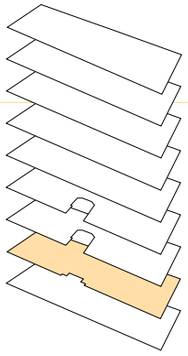
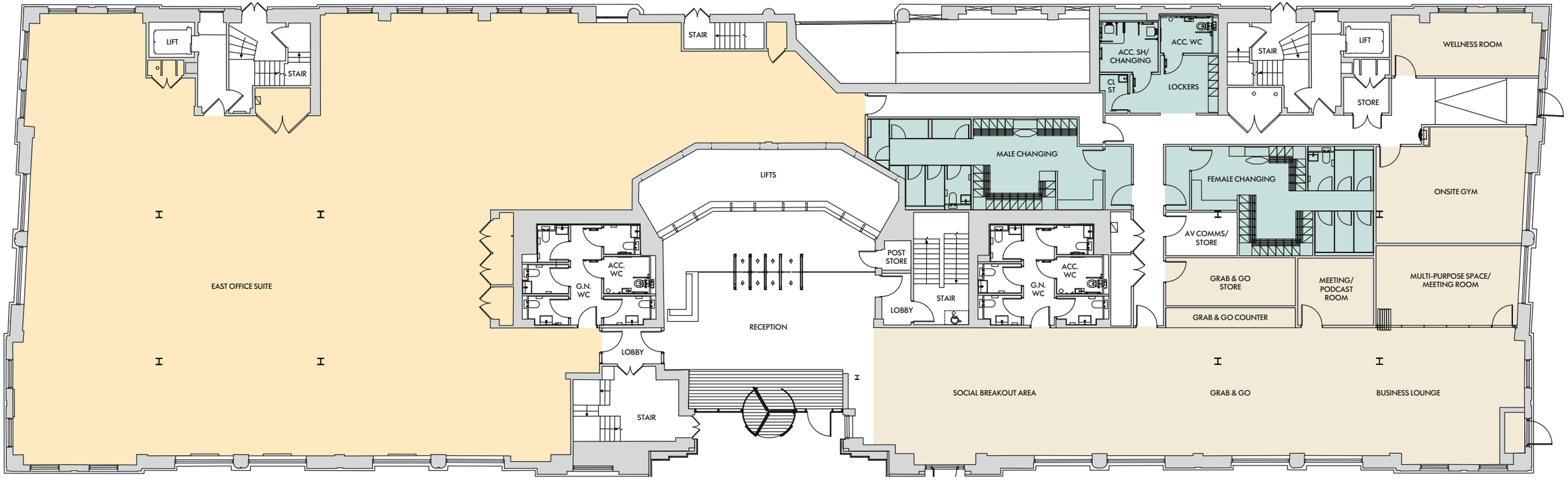


Ground Floor * 6,803 sq ft



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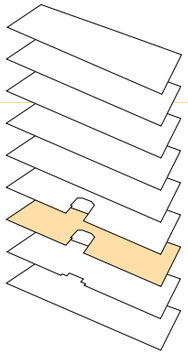
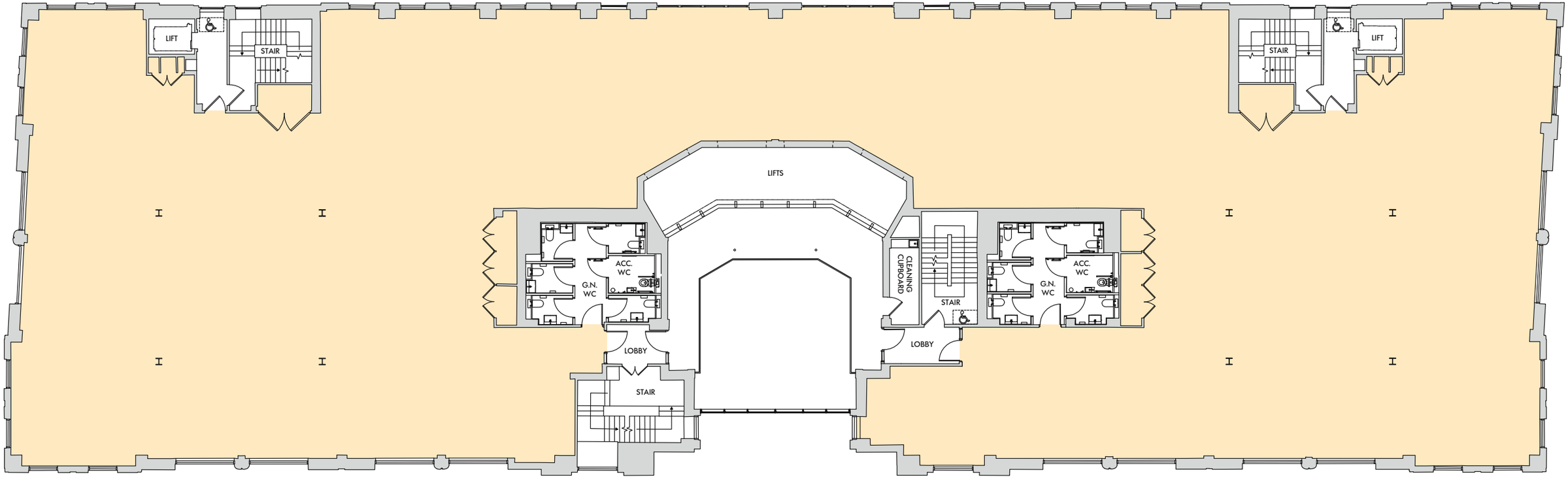


First Floor * 13,616 sq ft



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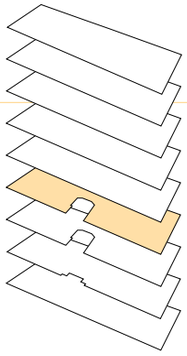
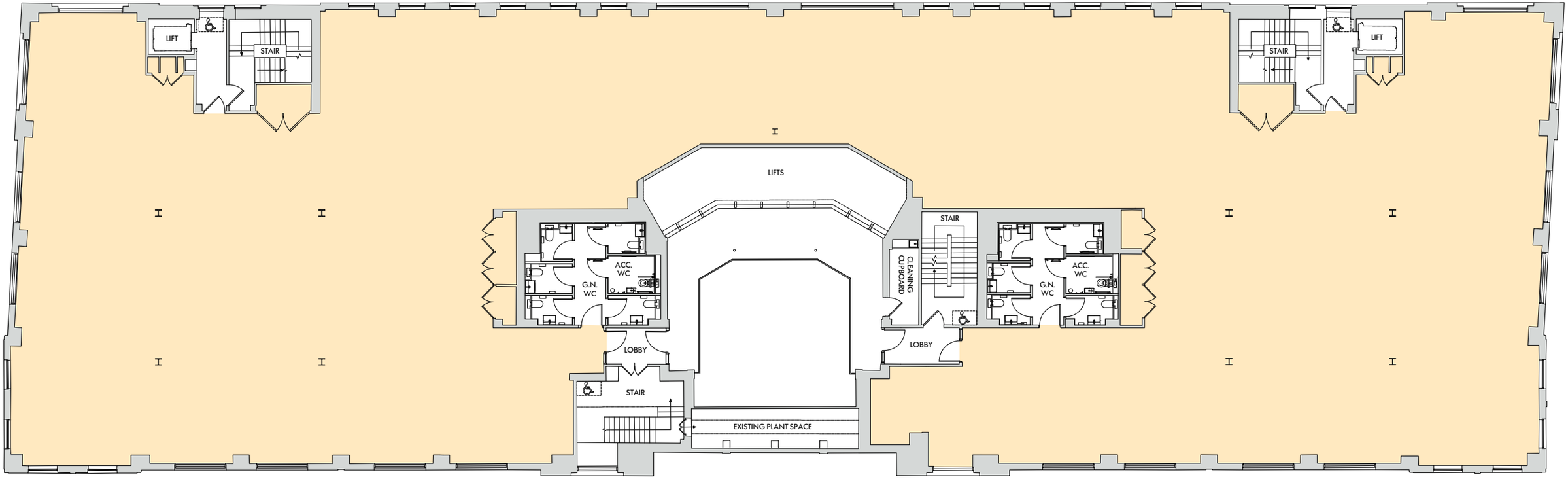


Second Floor * 13,659 sq ft



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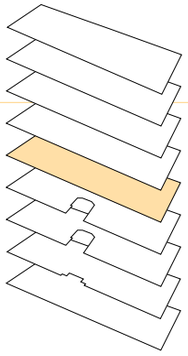
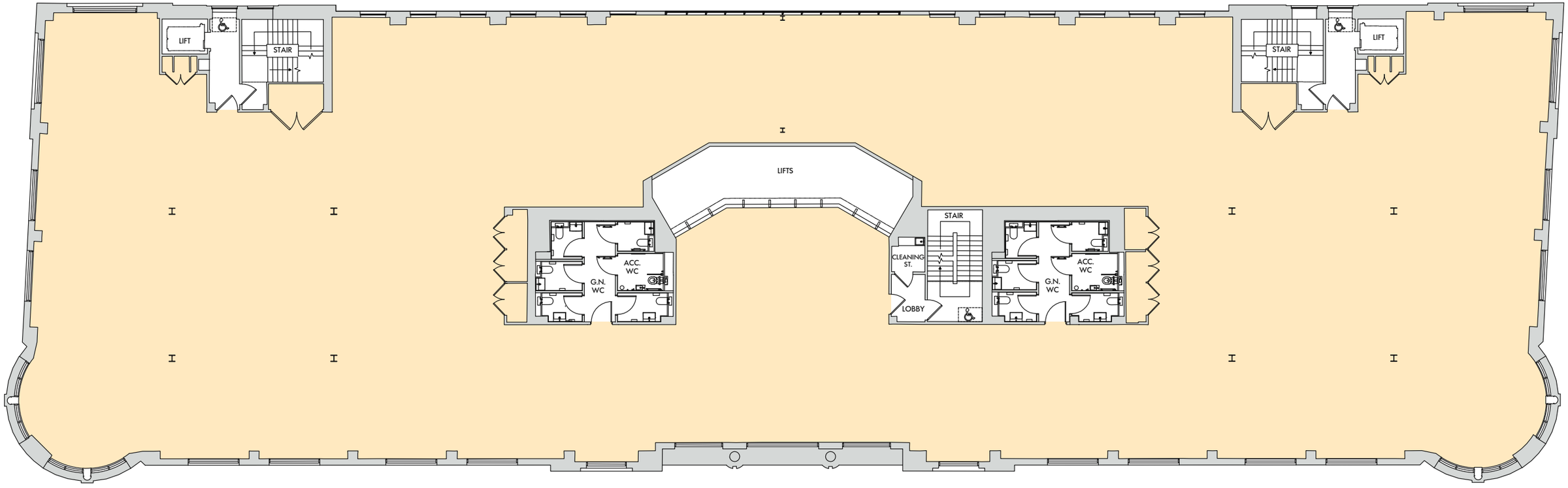


Third Floor * 15,177 sq ft



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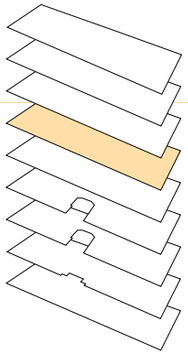
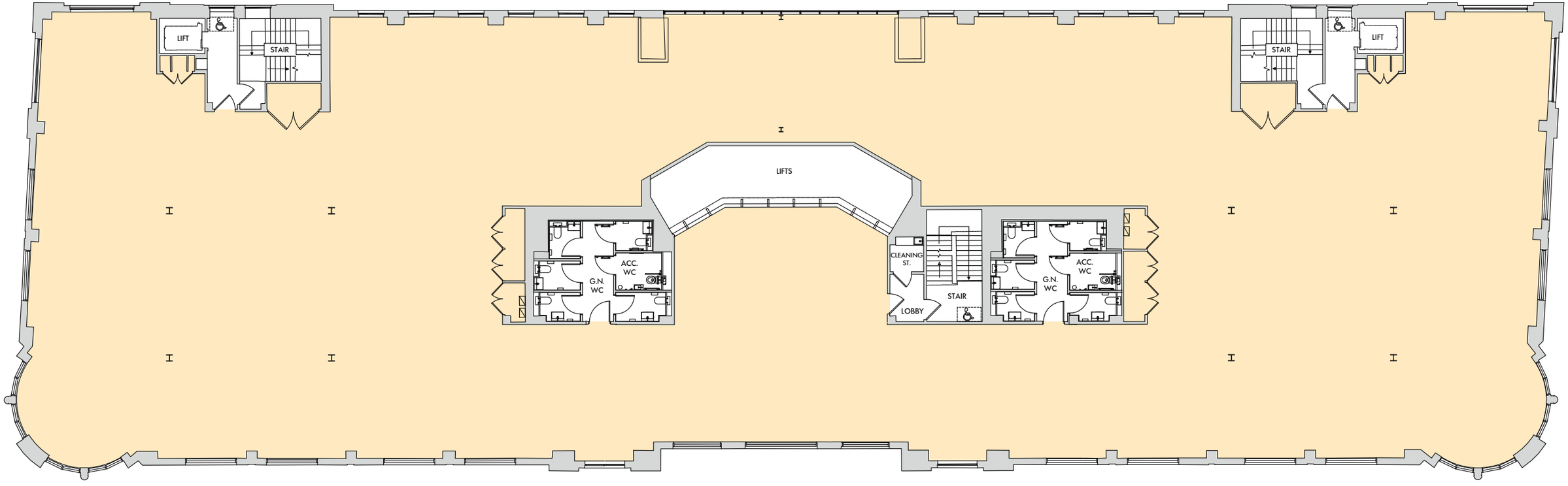


Fourth Floor * 15,123 sq ft



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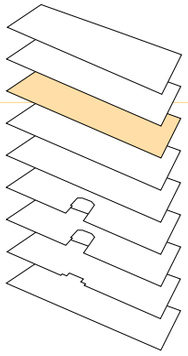
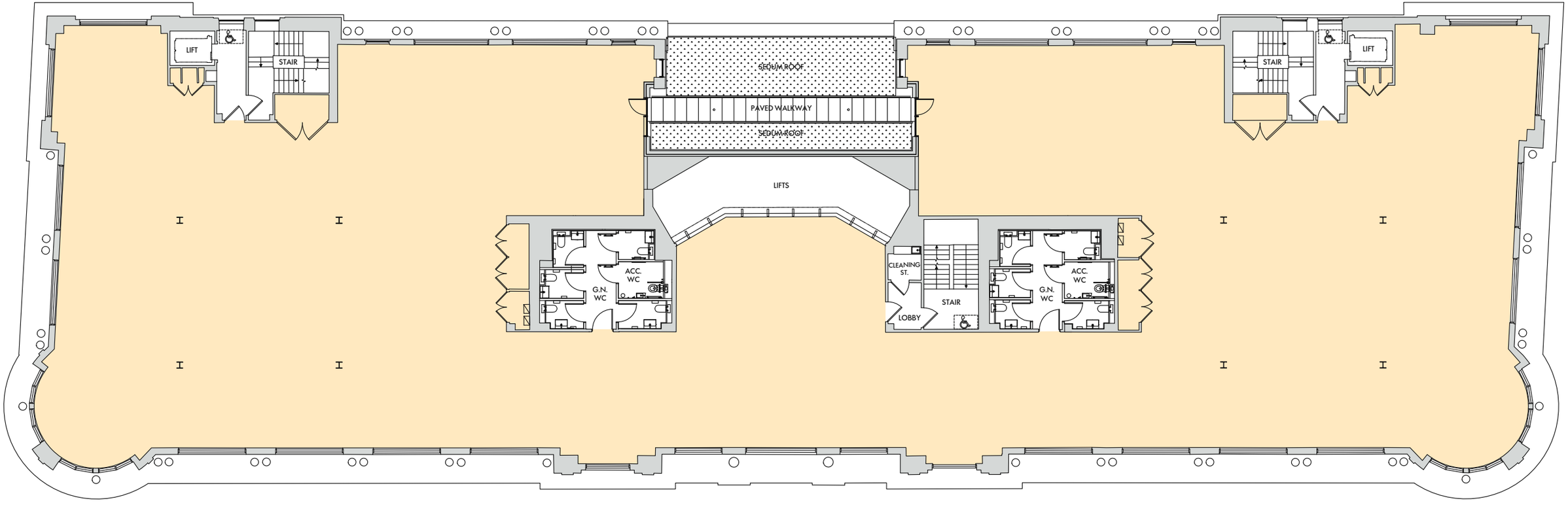


Fifth Floor * 13,347 sq ft



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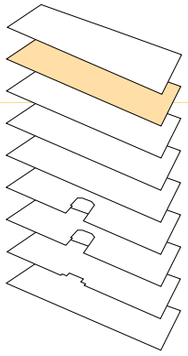
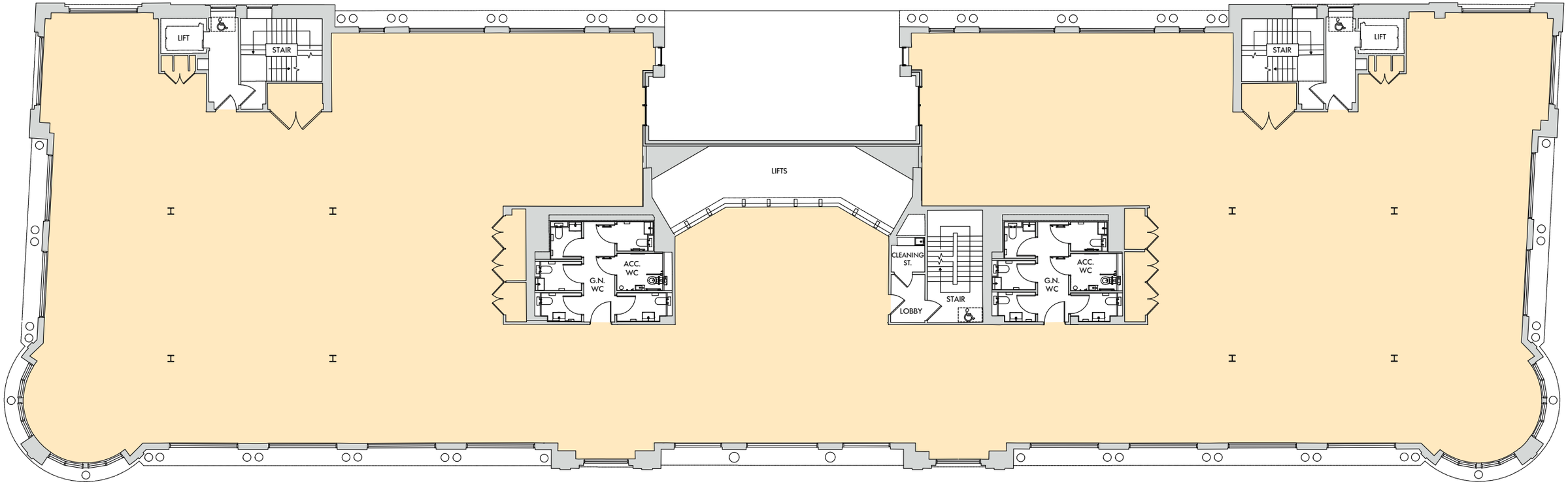


Sixth Floor * 13,380 sq ft



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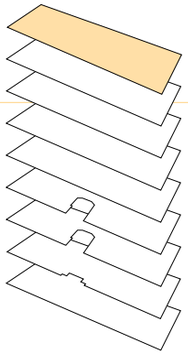
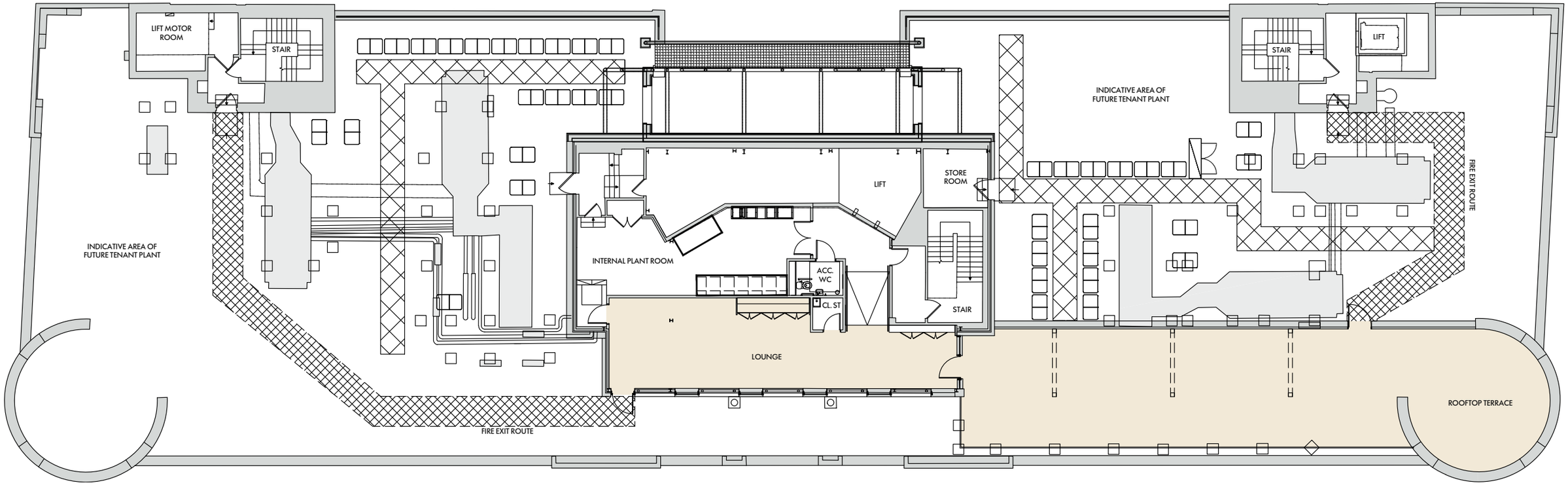


Roof Level * 732 sq ft



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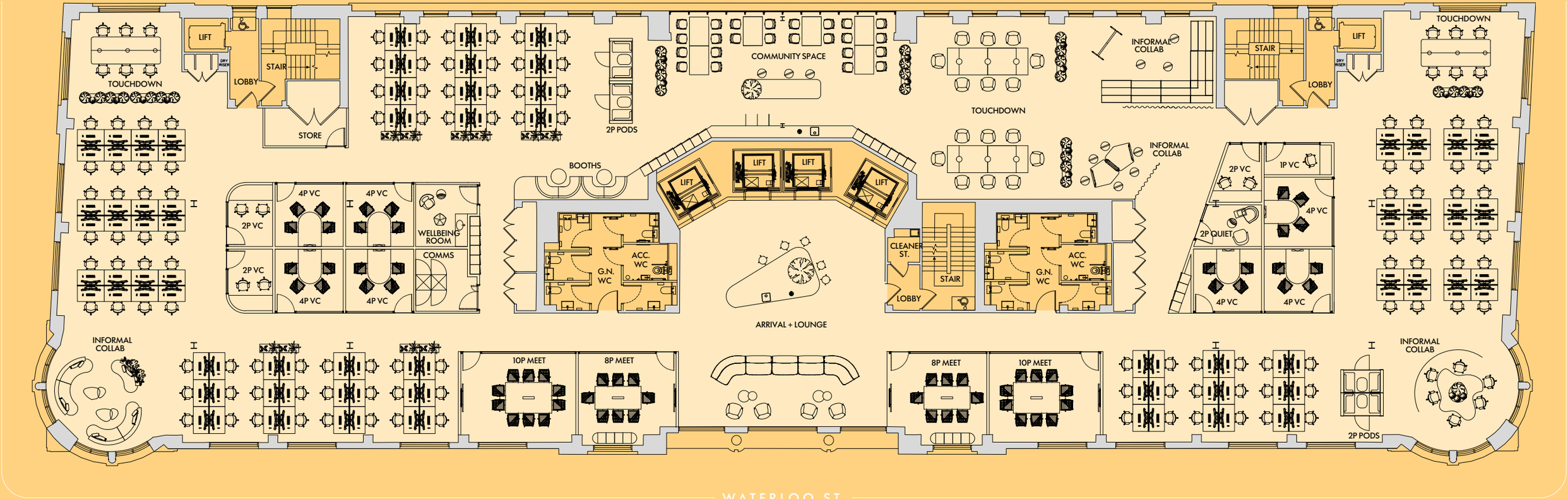
Third Floor * 15,177 sq ft

Typical Floor for Single Occupier



This option demonstrates a layout for a single occupier with a variety of work settings.

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STANDARD WORKING

114 Workstations
Maximum Occupancy: 1:6 – 235 people

SUPPORT FACILITIES

2 x 10 person meeting room
2 x 8 person meeting room
7 x 4 person VC room
5 x Informal collab area
1 x Arrival & tea-point
4 x Touchdown table

1 x Community space with flexible seating (incl. informal meeting & working space)
4 x 2-4 person pod
4 x 1-2 person VC room
1 x Quiet room

1 x Store
1 x Comms room
1 x Wellbeing room
Lockers + coat storage

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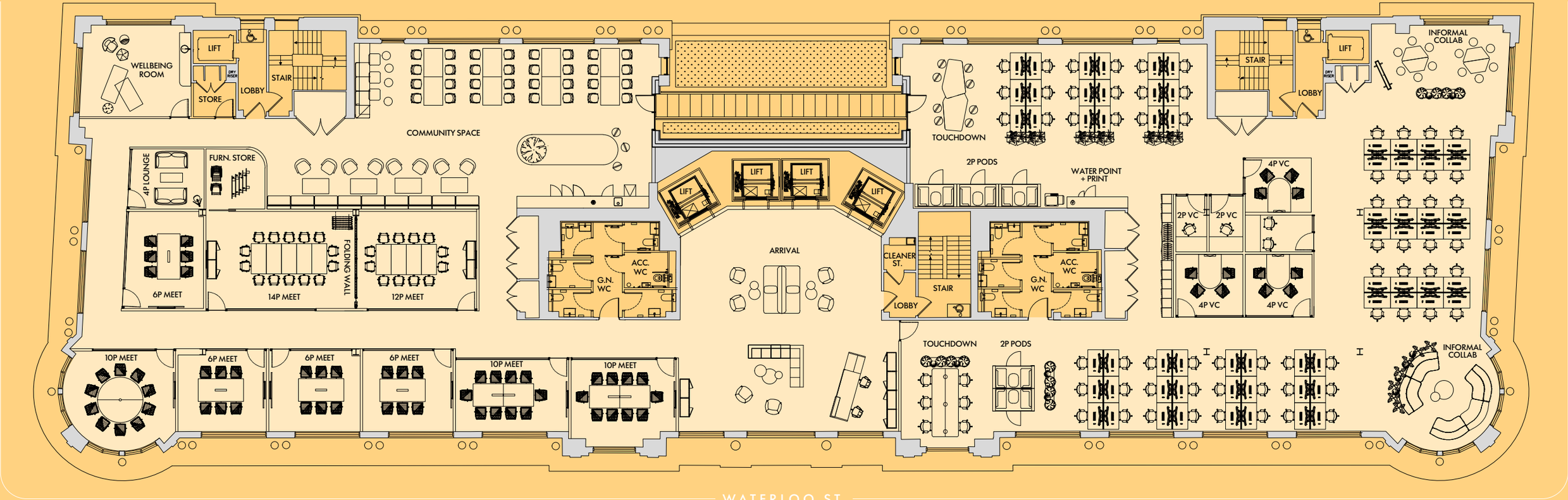
Fifth Floor * 13,347 sq ft

Over Two Floors for Single Occupier



This option for a single occupier over two floors. The proposed plans show the 5th floor with an arrival + reception, supporting large meeting rooms & a flexible community space in one wing with focus office space in the other wing. The 6th floor has office space with supporting workplace settings.

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STANDARD WORKING

66 Workstations
Maximum Occupancy: 1:6 – 206 people

SUPPORT FACILITIES

3 x 10 person meeting room
4 x 6 person meeting room
1 x 12 person flexible meeting room
1 x 14 person flexible meeting room
1 x Lounge meeting room
3 x 4 person VC room

2 x Informal collab
1 x Arrival & lounge
1 x Community space with flexible seating (incl. informal meeting + working space)
2 x Touchdown table

5 x 2-4 person pod
3 x 1-2 person VC room
2 x Store
1 x Wellbeing room
1 x Water & printer point
Lockers + coat storage

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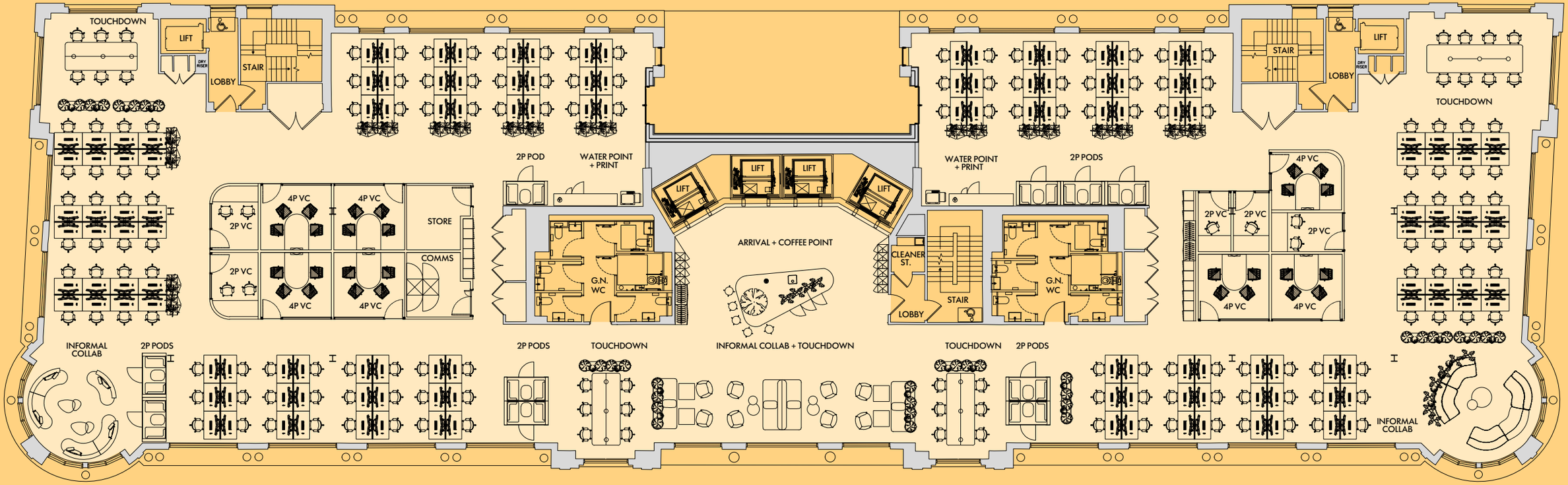
Sixth Floor * 13,379 sq ft

Over Two Floors for Single Occupier



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The 6th floor houses the main focus workspaces with supporting workplace settings. Including VC rooms and pods. A central tea-prep with lockers and soft seating at the arrival space allows for a soft landing to the office where staff can bump onto each other.

N

STANDARD WORKING

144 Workstations
Maximum Occupancy: 1:6 – 207 people

SUPPORT FACILITIES

7 x 4 person VC room
2 x Informal collaboration
1 x Coffee arrival point & informal meeting
4 x Touchdown table
11 x 2-4 person pod
5 x 1-2 person VC room
1 x Store
1 x Comms room
2 x Water & printer point
Lockers + coat storage

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