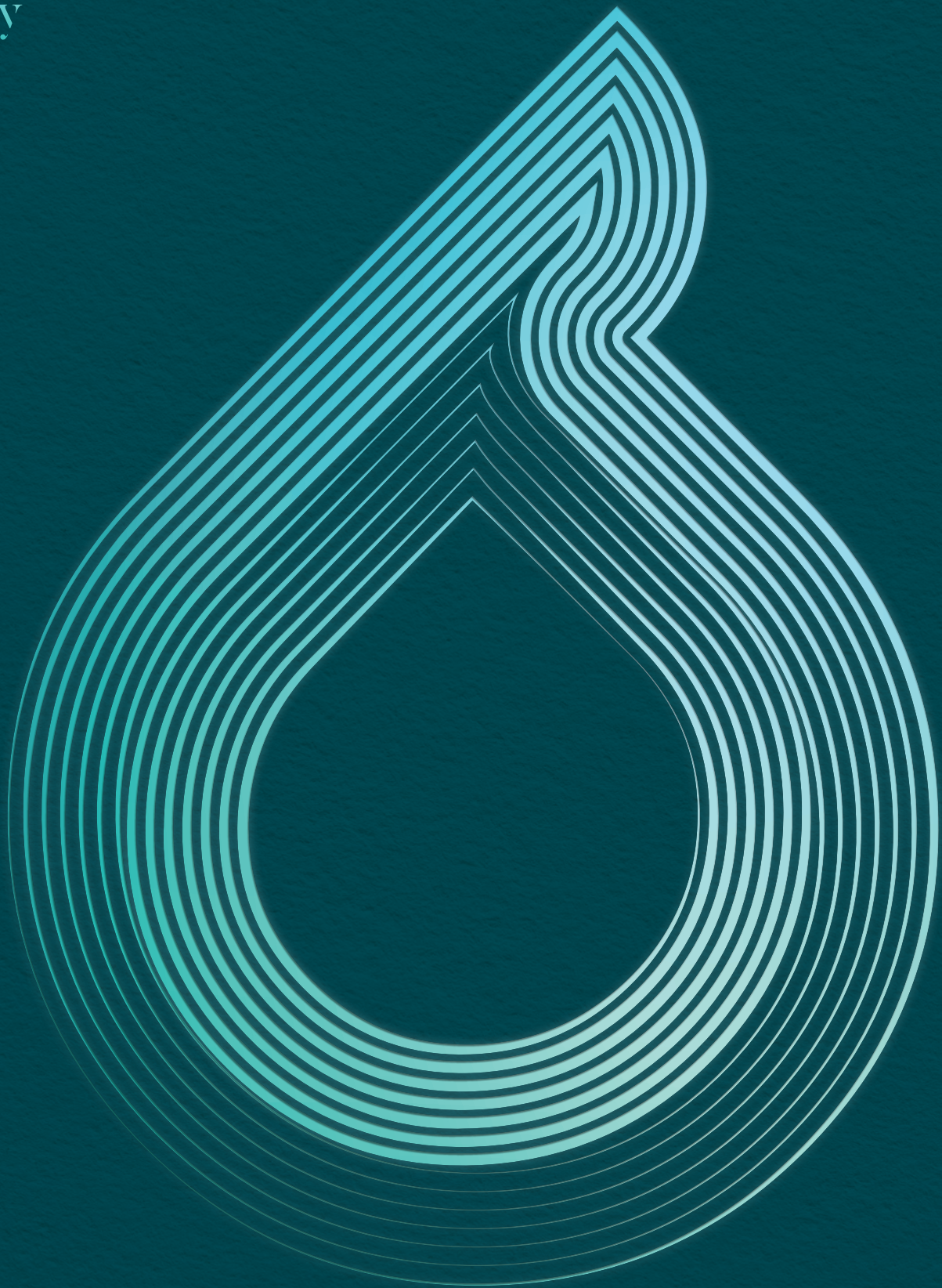


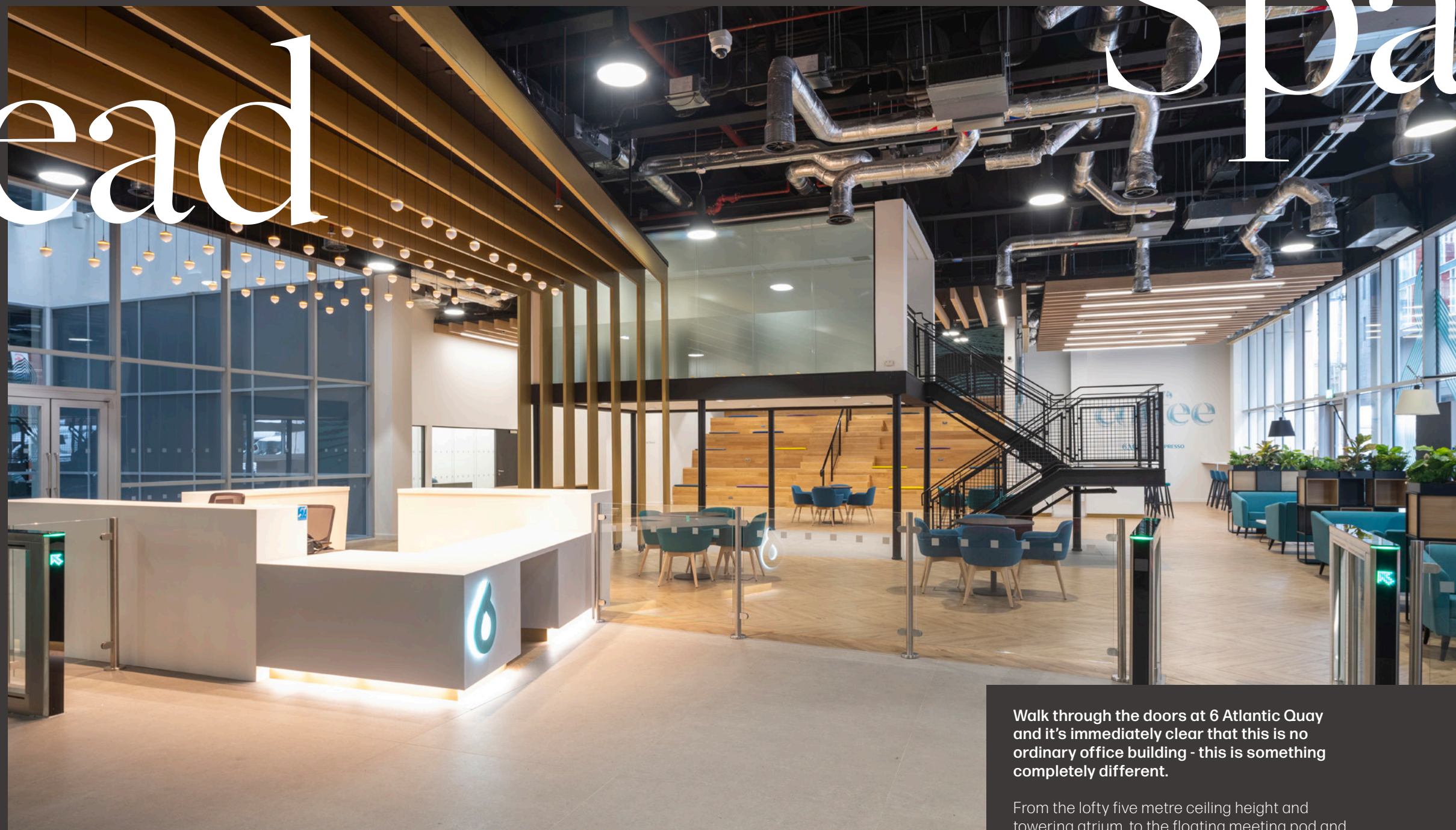
Six
Atlantic
Quay



Glasgow
G2 8JD



Head Space



5m Floor to
Ceiling Height

Walk through the doors at 6 Atlantic Quay and it's immediately clear that this is no ordinary office building - this is something completely different.

From the lofty five metre ceiling height and towering atrium, to the floating meeting pod and town hall steps with presentation facility, this is an environment that encourages people to interact with the building. Add in a coffee station, inviting communal meeting rooms and relaxation spaces, and you have a building that exudes confidence and creates a striking initial impression.



Town Hall Seating

With a presentation screen and AV, the communal town hall space provides the perfect place for individual break out, team meetings and tenant events alike.



The ground floor has been designed with people in mind.

Stylish contemporary furniture and subtle lighting create a relaxing ambience where individuals can touch down, meet for coffee or a healthy snack, chat, exchange ideas or simply take a break from their desk. Perfect for informal meetings or exchanging ideas, this is co-working space that really works.

People Place



Easily accessible with two entrances

6 Atlantic Quay can be accessed from the main entrance on Robertson Street and from a dedicated additional entrance off York Street.

Six Atlantic Quay



On-site Nespresso coffee station



5 Stars
★★★★★
ewave
telecommunications rating

5 Star telecommunications connectivity ewave rating



Exquisite Meeting Spaces



Floating Co-Working Meeting Pod



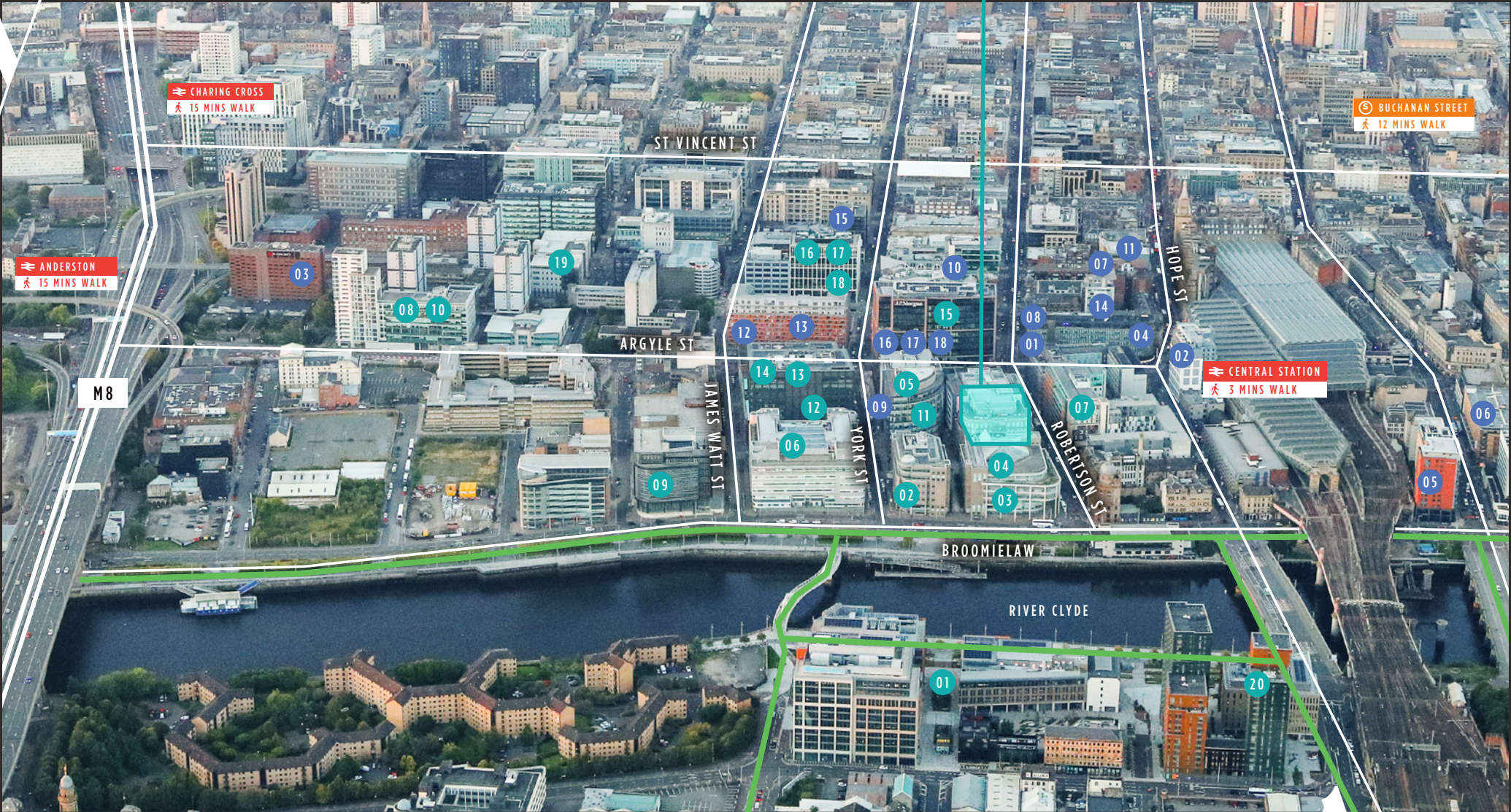


Easy

Glasgow's International Financial Services District (IFSD) is home to an array of established and fast growing FTSE, financial and professional organisations. Hardly surprising when you consider the excellent amenity provision and outstanding connectivity.

From the pedestrian bridge linking Broomielaw and Tradeston to just about every form of transport you can name, 6 Atlantic Quay couldn't be more accessible. Buses on the doorstep, rail and subway stations within minutes' walk and M8 junction 19 and the Clydeside Expressway only a short drive away - now that's connected.

The nearly completed Avenues programme will transform Argyle Street and the wider city centre with more people-friendly spaces, safer streets for walking, wheeling and cycling and better public transport links.



Neighbouring Occupiers

01. Barclays Campus
02. HM Courts & Tribunals Service
03. Department for Work and Pensions
04. Lloyds Banking Group
05. MFMAC
06. BT
07. Scottish Qualifications Authority
08. Teleperformance
09. Scottish Government
10. AXA Business Insurance
11. AON
12. Burness Paull LLP
13. HMRC
14. Atkins
15. JP Morgan
16. TLT LLP
17. OVO Energy
18. Barnett Waddingham
19. Reach PLC
20. Student Loans Company



Local Amenities

01. Radisson Blu
02. Motel One
03. Marriott Hotel
04. Yotel
05. Leonardo Hotel
06. Q-Park
07. Absolute Roasters
08. Co-op
09. Caffè Nero
10. Pret A Manger
11. Pure Gym
12. Dukes Umbrella
13. Tesco
14. Vega
15. Ho Wong
16. Greggs
17. Fern
18. Piece



Local Cycleways

Access



The second busiest
venue in the world



6 Atlantic Quay couldn't be better placed. Its inspirational setting provides an abundance of outdoor spaces and access to a riverside promenade to unwind and enjoy a breath of fresh air.

The area is home to a raft of restaurants, coffee/sandwich outlets and convenience stores that are all on hand. A short cycle takes you to the SEC (Scottish Event Campus) Scotland's largest exhibition centre, home to the OVO Hydro, one of the world's top performance arenas.



Lively Locale

Six
Atlantic
Quay

River Clyde Waterfront





NO



A happy and healthy workforce leads to greater productivity. 6 Atlantic Quay has been designed with this in mind and with users wellness at the forefront of every decision - resulting in being accredited with a Platinum 'Active Score' rating. As more and more people choose to adopt a healthy commute, by bike or on foot, 6 Atlantic Quay has been designed to offer occupiers first class changing, shower, drying and storage facilities, all accessed directly from street level.

Numerous gyms lie close at hand and the scenic riverside promenade offers green spaces and the perfect route for fitness fanatics.

Six
Atlantic
Quay



Male, Female &
Accessible Showers

Private Shower Cubicles,
Changing Facilities
& Drying Room



Sweat





Full height glazing provides volumes of natural light on all floors with highly flexible open plan floor plates affording multiple configurations, allowing you to create the perfect layout for your business.

The building has been crafted and designed with close attention to detail. The high quality specification ensures that it meets the needs of today's occupiers, and is future proofed for tomorrow.

- Virtually column free, large open plan floor plates
- New VRV air conditioning
- Natural daylight from front and rear elevations
- Metal suspended ceiling
- Recessed LED lighting
- Full raised access floors
- 2.7m floor to ceiling height
- New male and female toilets
- Accessible and gender neutral amenities
- 3 x 8 person destination controlled, panoramic atrium lifts
- Floor plate capable of subdivision
- Dedicated goods lift
- Secure speed gates
- EPC Rating - A

Availability capable of offering 5,620 sq ft to 27,419 sq ft in total

FLOOR	SQ FT	SQ M
Sixth		
Fifth		
Fourth	10,426	968
Third	 TaylorHopkinsor	
Second West		
Second East	5,637	524
First West	5,736	533
First East	<i>Chase de Vere</i>	
Ground	 SULMARA	
TOTAL		

Natural

Light





-
- The ground floor office layout is divided into several key sections:
- Ground Floor Office (Let to Sulmara):** A large, open-plan area on the left side of the floor plan.
 - Tenant Lounge:** Located at the top right, featuring a 'Café Servery' and 'Bench & Stool Seating'.
 - Atrium:** The central open space containing a 'Hot Desk Area' and an 'Elevated Co-Working Area'.
 - Meeting and Restrooms:** Includes 'Bookable Meeting Rooms', 'Superloos', and an 'Acc WC'.
 - Access and Circulation:** Features 'Townhall Steps', 'Speed Gates', and a 'Lift Lobby' with lifts labeled 'Lift 01', 'Lift 02', and 'Lift 03'.
 - Other Amenities:** Includes a 'Media Wall', 'Building Managers Office', 'Reception Seating', and a 'Lobby' area.
- The plan also shows the building's proximity to 'Robertson Street' and an 'Entrance from Robertson Street'.

Six Atlantic Quay

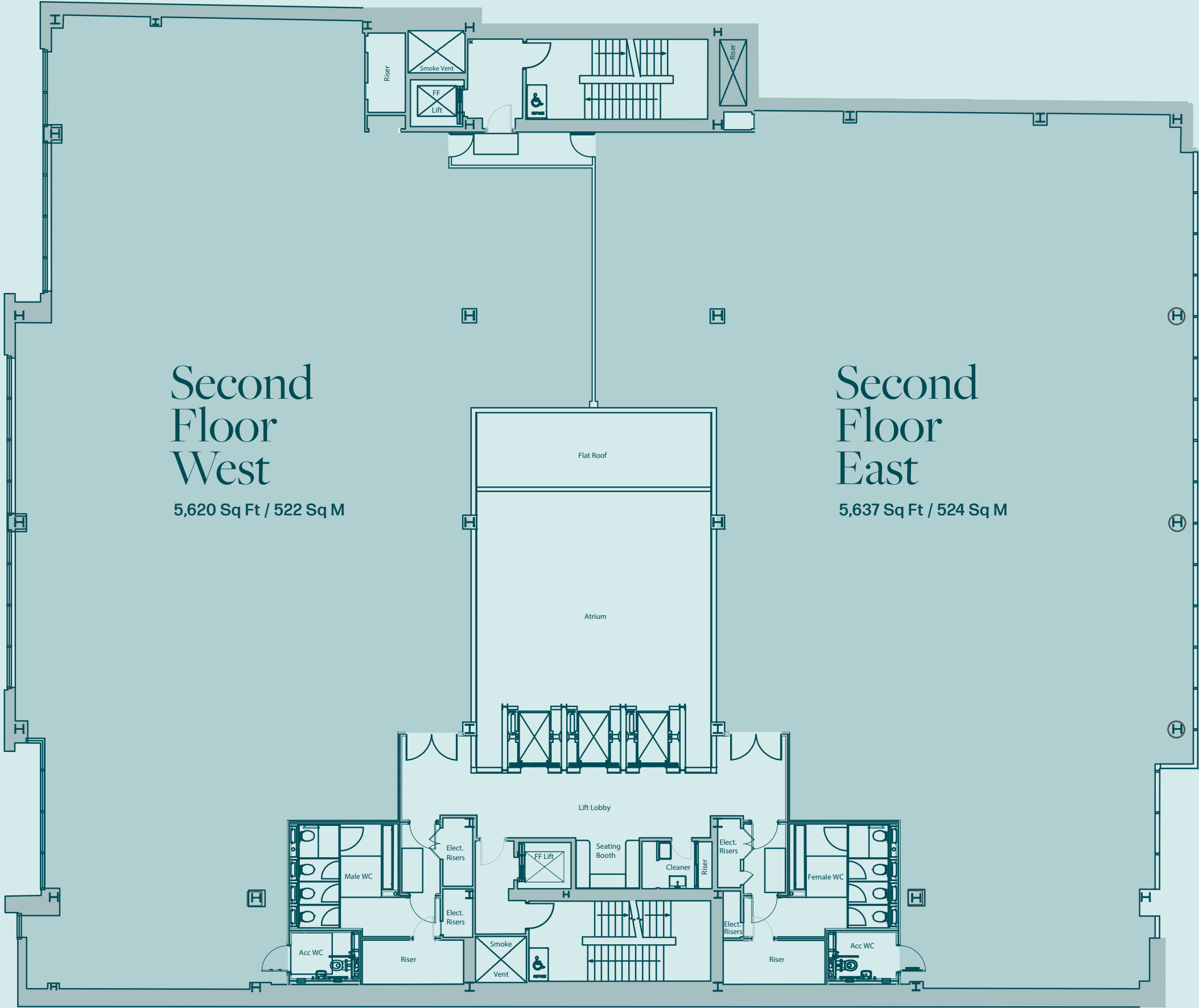


Second Floor West

5,620 Sq Ft / 522 Sq M

Second Floor East

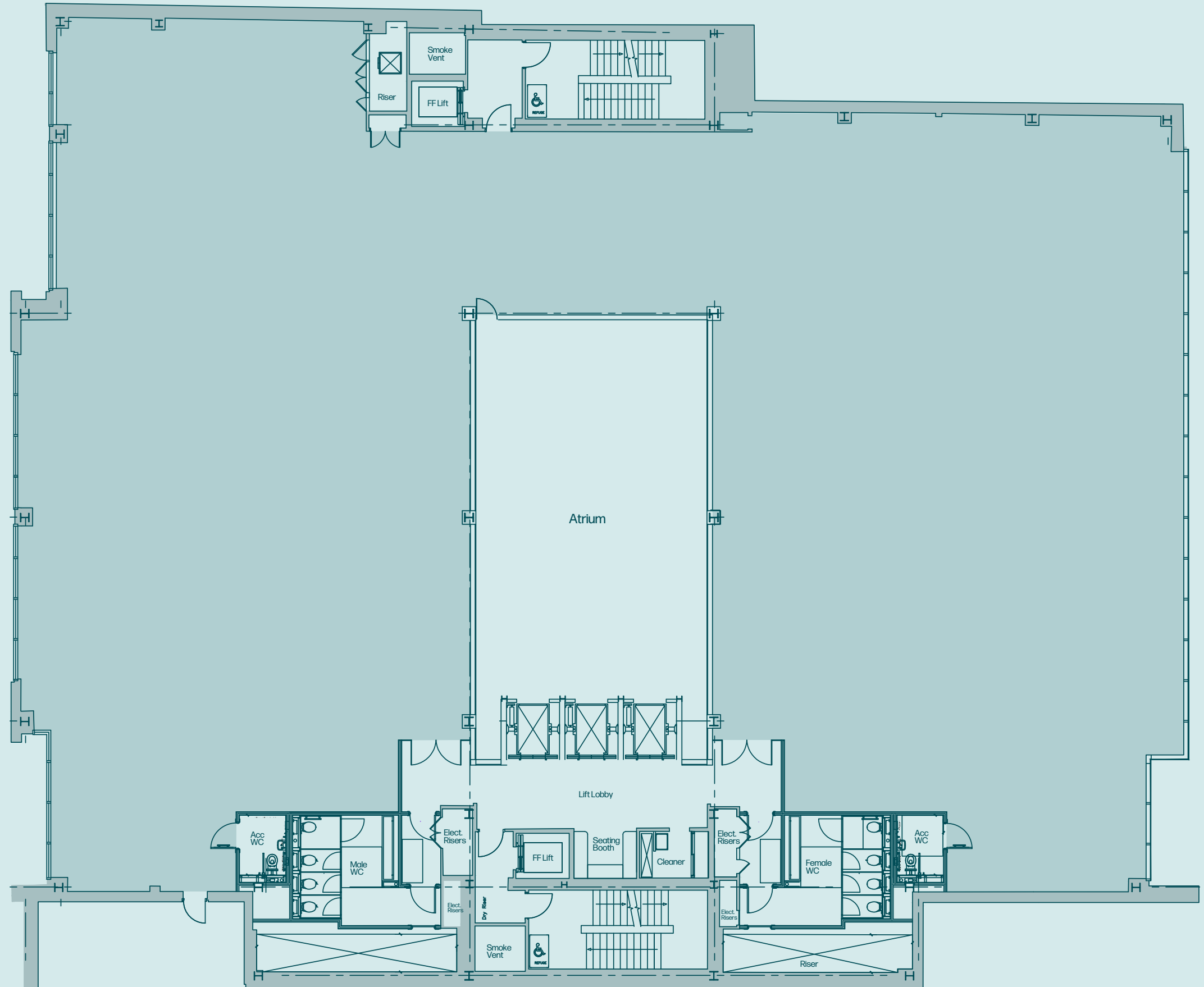
5,637 Sq Ft / 524 Sq M





Fourth Floor

10,426 Sq Ft / 968 Sq M

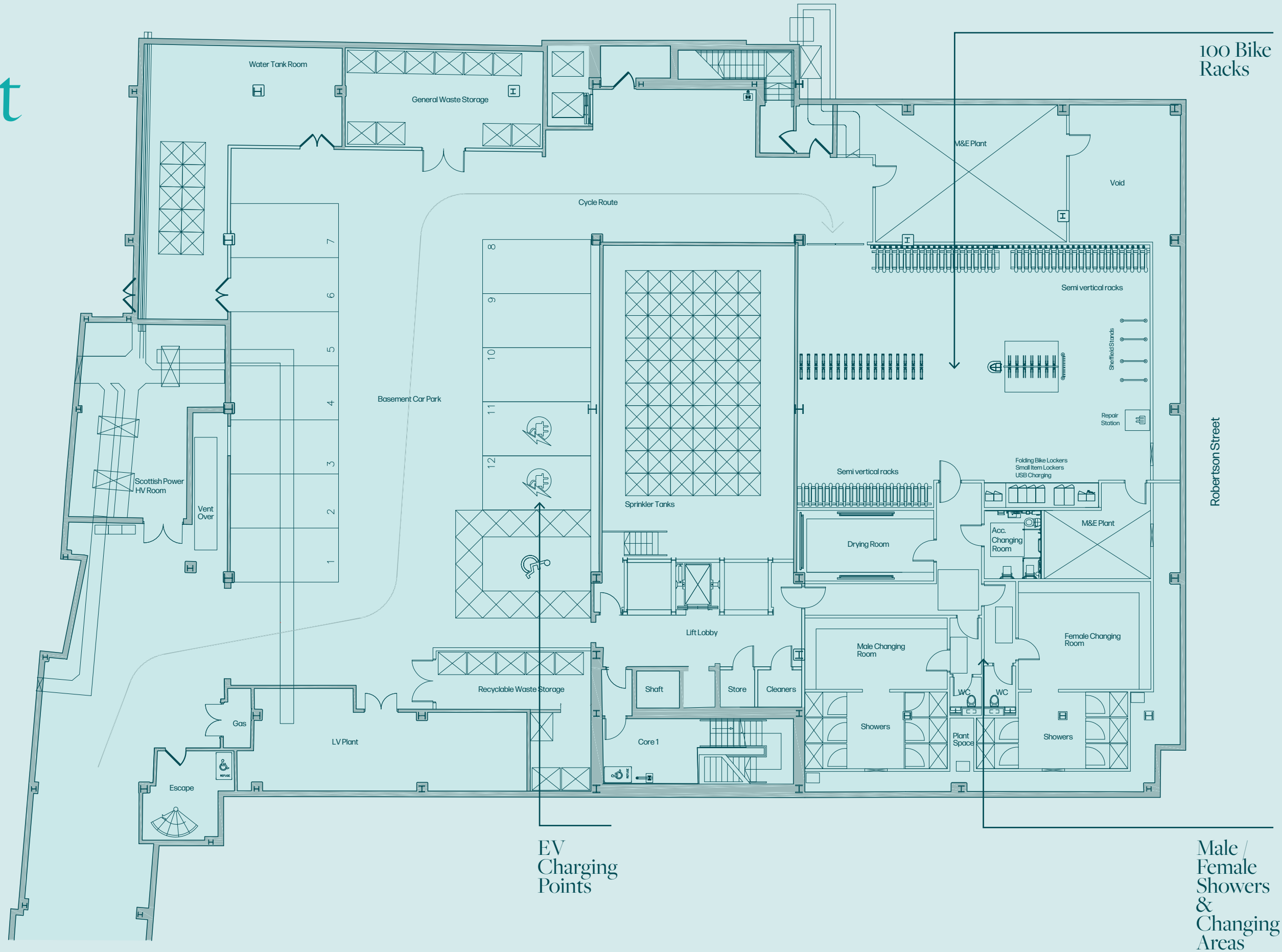


Six
Atlantic
Quay



Basement

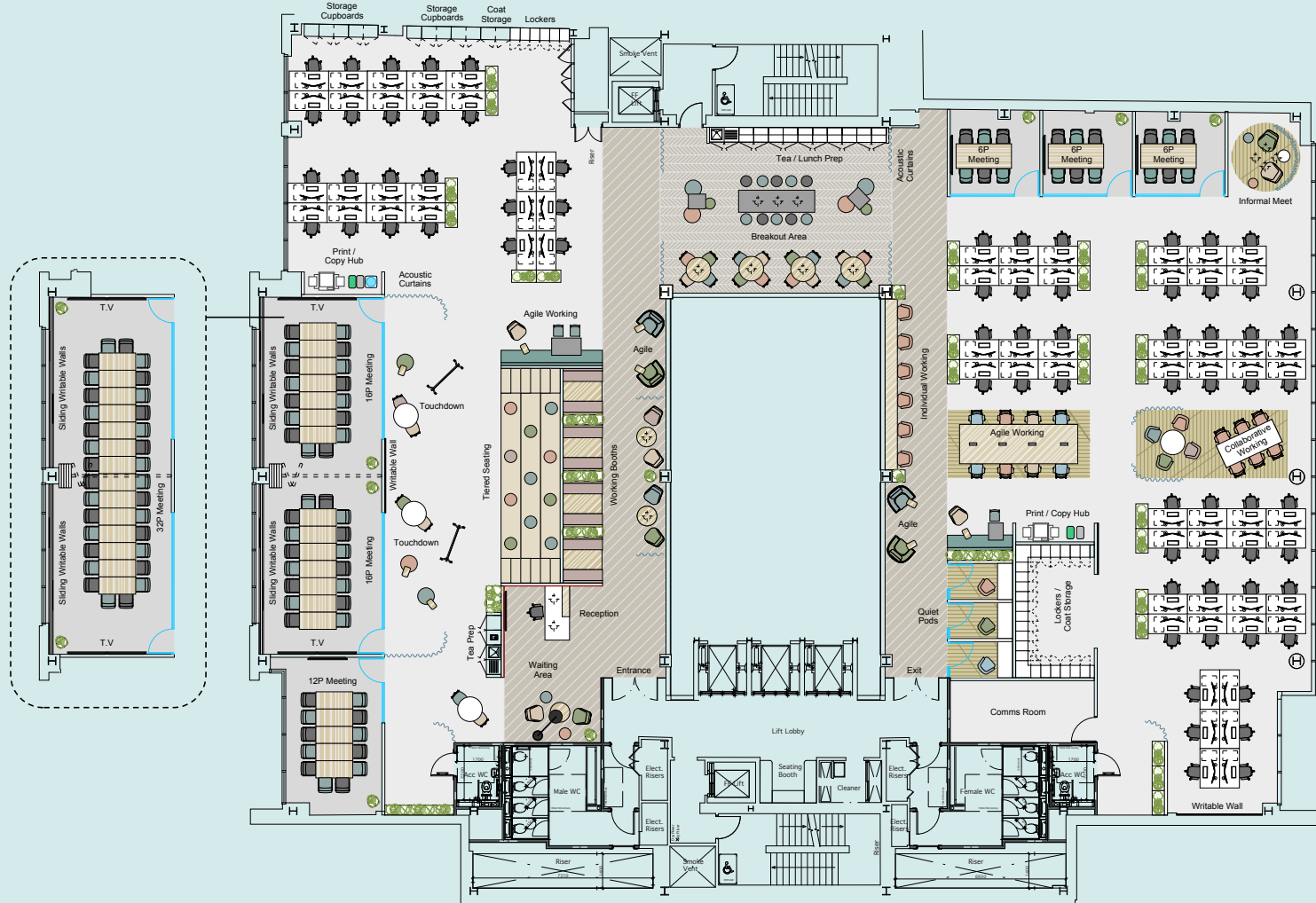
- 12 secure basement car spaces
- 2 electric car charging points
- Cycle storage for 100 bikes
- Drying room
- Cycle repair station
- Accessible changing room and shower facility
- Male and female changing room with shower facilities
- Locker facilities





Fourth

Option 1
60% Desks / 40% Agile & Collaborative
N.I.A: 968.4 Sq M / 10,424 Sq Ft



STANDARD WORKING
72 x Workstation - 1600 x 800mm
(73 no. required - Total at 1:8 sqm per person)

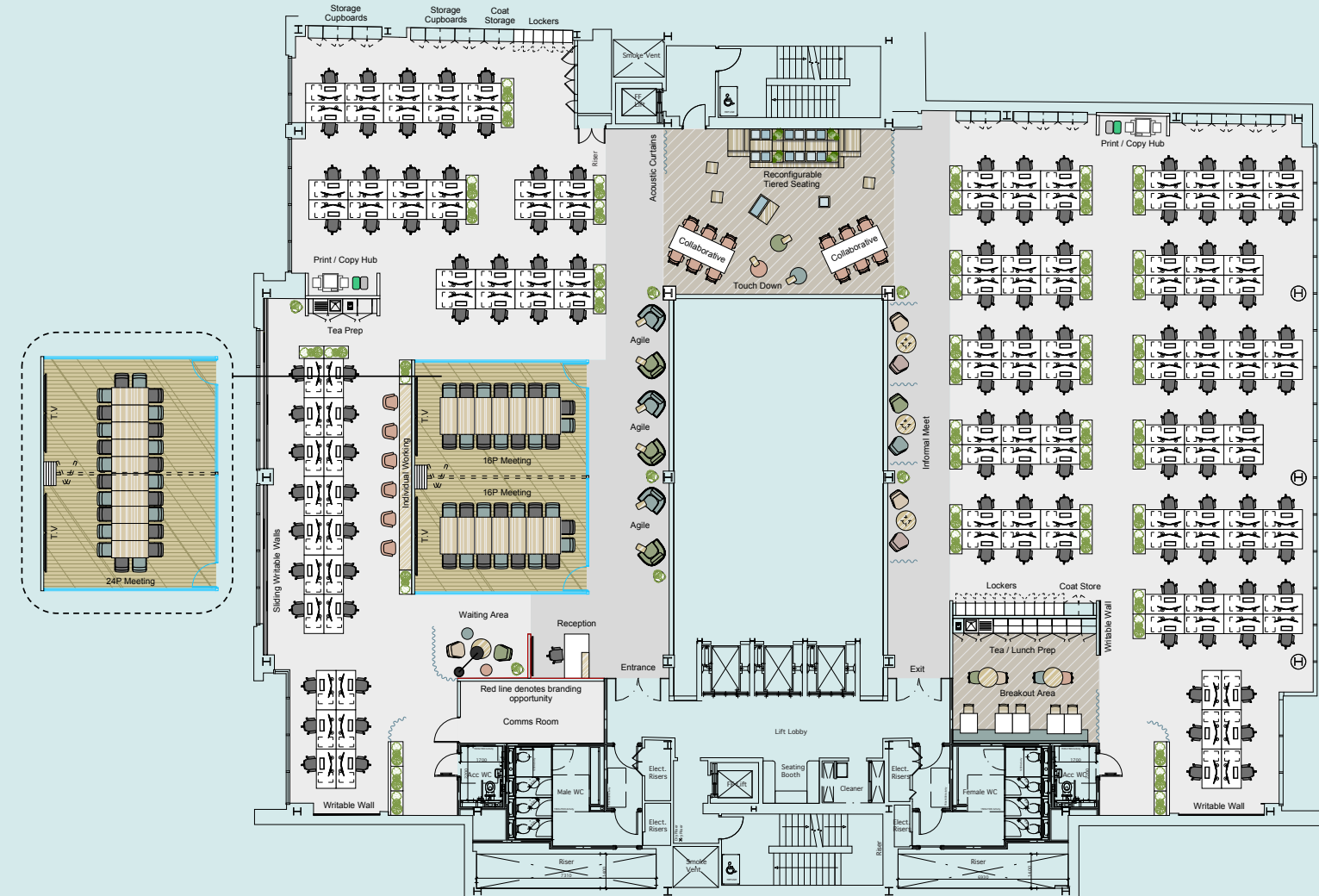
AGILE / COLLABORATIVE (Noted on drawing)
22 x Agile Working
10 x Collaboration
20 x Touchdown / Tiered Seating
06 x Individual Work
16 x Working Booths
TOTAL: 74
(49 no. required - Total at 1:8 sqm per person)

SUPPORT FACILITIES
01 x Reception / Waiting Area
03 x 6 P Meeting Room
01 x 12 P Meeting Room
02 x 16 P Meeting Room
Or
01 x 32 P Board Room
03 x Quiet Pods
01 x Breakout Area
02 x Tea / Lunch Prep
03 x Informal Meet
01 x Comms Room
02 x Print / Copy Hub

Six
Atlantic
Quay

Fourth

Option 2
80% Desks / 20% Agile & Collaborative
N.I.A: 968.4 Sq M / 10,424 Sq Ft



STANDARD WORKING
130 x Workstation - 1600 x 800mm
(131 no. required - Total at 1:6 sqm per person)

AGILE / COLLABORATIVE (Noted on drawing)
06 x Agile Working
12 x Collaboration
14 x Reconfigurable Tiered Seating
03 x Touchdown
06 x Individual Work
TOTAL: 41
(32 no. required - Total at 1:6 sqm per person)

SUPPORT FACILITIES
01 x Reception / Waiting Area
02 x 16 P Meeting Room
Or
01 x 24 P Board Room
01 x Breakout Area
02 x Tea / Lunch Prep
03 x Informal Meet
01 x Comms Room
02 x Print / Copy Hub



Specification

A detailed technical specification can be shared upon request to interested parties



External

- Façade refurbishment and enhancement of ground floor frontage
- New feature entrance detail with architectural lighting & signage



Lift Lobby

- 3 x 8 passenger fully refurbished Otis 'panoramic' atrium lifts
- 2 x refurbished fire-fighting lifts
- Lift destination control
- Ceramic tiled floor finish
- Natural daylight from full height atrium



Entrance Foyer

- New open reception configuration off Robertson Street main entrance
- Additional entrance from pedestrianised square off York Street
- Unique double height common multi use reception hall
- Suite of bookable meeting rooms featuring elevated pod
- Multi function meeting room suite with folding partition and media wall
- Townhall steps feature space with projector screen and full AV system for informal gatherings
- Coffee station and seating area
- Timber panels to soft seating area
- Timber ceiling panels with integrated lighting
- Bespoke reception desk
- Slimline speed gates
- Superloo unisex toilet suite and accessible toilet



Office Areas

- Office floor to ceiling height - 2.7m
- 1,200 x 300mm perforated suspended ceiling
- Full raised access floor tiles, 150mm overall zone
- Recessed LED lighting
- New VRV mechanical ventilation system designed to 1/8 sqm



Toilet Core

- New male and female toilets formed on each floor
- Accessible and gender neutral toilet facilities provided on each floor
- High quality fixtures, fittings and sanitary ware
- Ceramic tiling to floors and walls
- Integrated lighting design
- Corian wash trough and sensor taps
- Full height laminate cubicle system



Basement Wellbeing Facilities

- Entrance from Robertson Street to wellbeing facilities
- Gym style changing rooms with individual showers, WC and lockers
- A range of cycle storage
- Bike repair stand
- Drying room and lockers
- Fully accessible WC and shower
- Wash trough, vanity unit with hairdryers and towel drop



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A DEVELOPMENT BY



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