



SPECTRUM

76 WATERLOO STREET
GLASGOW, G2 7AT

spectrum-glasgow.com

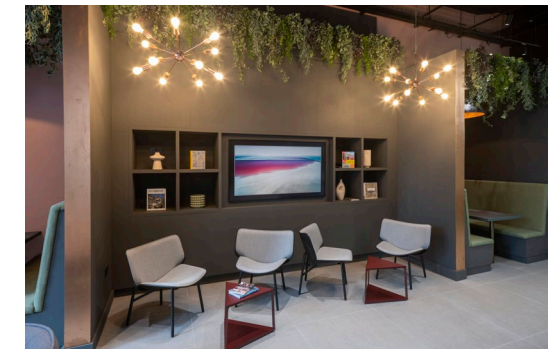
YOUR BUSINESS IN A NEW LIGHT



Spectrum: a highly prominent, striking office building centrally located within Glasgow's city core. Surrounded by high profile occupiers, Spectrum is on the doorstep of everything Glasgow's city centre has to offer.



A WARM WELCOME



Our new contemporary, remodelled reception is now accessed from Waterloo Street. Complete with our tenant lounge and friendly on site concierge, a warm welcome awaits on arrival.



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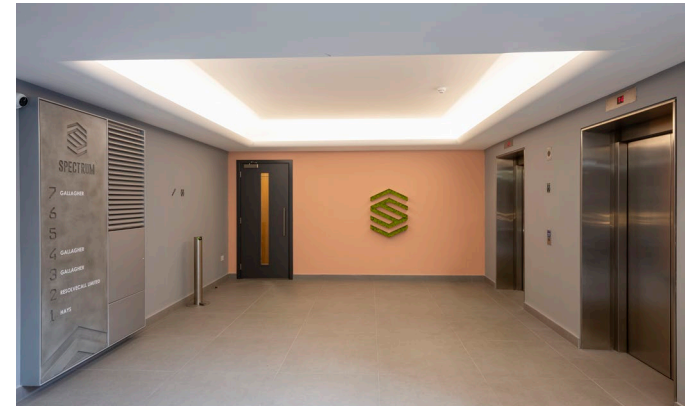
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FLEXIBLE WORKSPACE

Spectrum offers highly specified, efficient floor plates with a choice of striking exposed ceilings galvanising a creative working environment or slick traditional metal suspended ceilings to suite any occupier.

SPECIFICATION OVERVIEW

- › New Waterloo Street entrance
- › Expanded reception with well-appointed business lounge
- › 2 x high speed passenger lifts
- › LED lighting
- › Raised access flooring
- › New VRF air conditioning
- › Exposed ceiling finish (6th floor)
- › Metal tile suspended ceiling (5th floor)
- › Dedicated male, female and accessible toilets
- › Ground floor cycling and shower facilities
- › EPC rating - B
- › 100% renewable electricity



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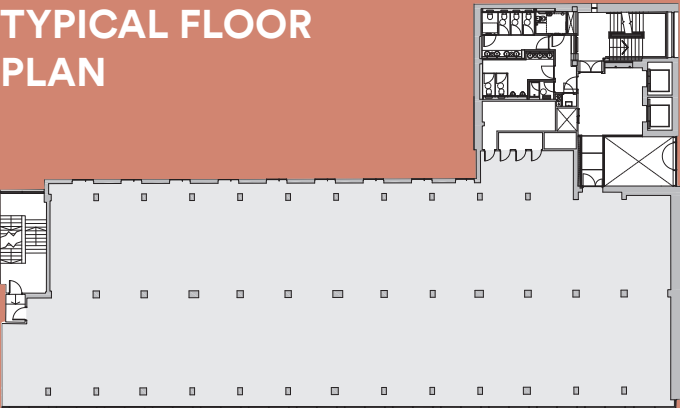
MAKE IT YOURS

CURRENT AVAILABILITY

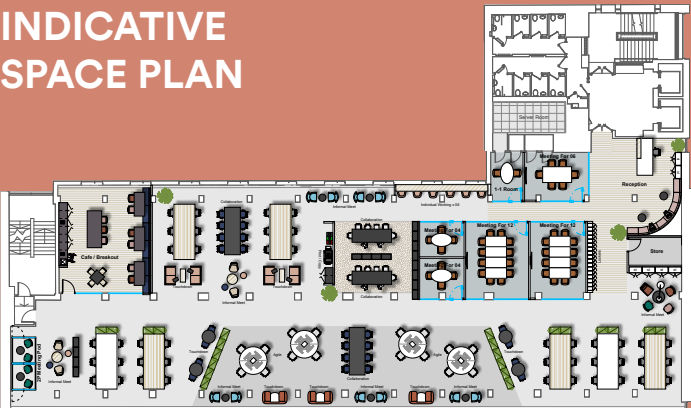
FLOOR	TENANT	SQ FT	SQ M
7th	AJ Gallagher	-	-
6th	AVAILABLE	9,389	872.26
5th	AVAILABLE	9,669	898.27
4th	AJ Gallagher	-	-
3rd	AJ Gallagher	-	-
2nd	AVAILABLE	9,672	898.55
1st	Hays	-	-
TOTAL		28,730	2,669.08

Secure car parking available

TYPICAL FLOOR PLAN



INDICATIVE SPACE PLAN



110 work stations (1:8 sq.m per person)

WELL-BEING



Cycle Racks



Drying Room



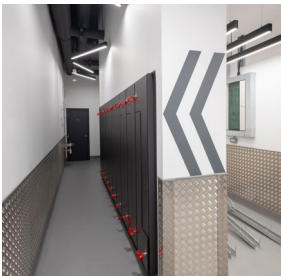
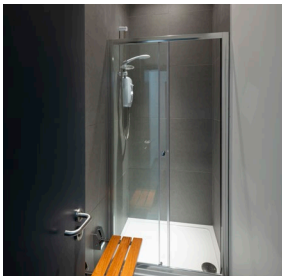
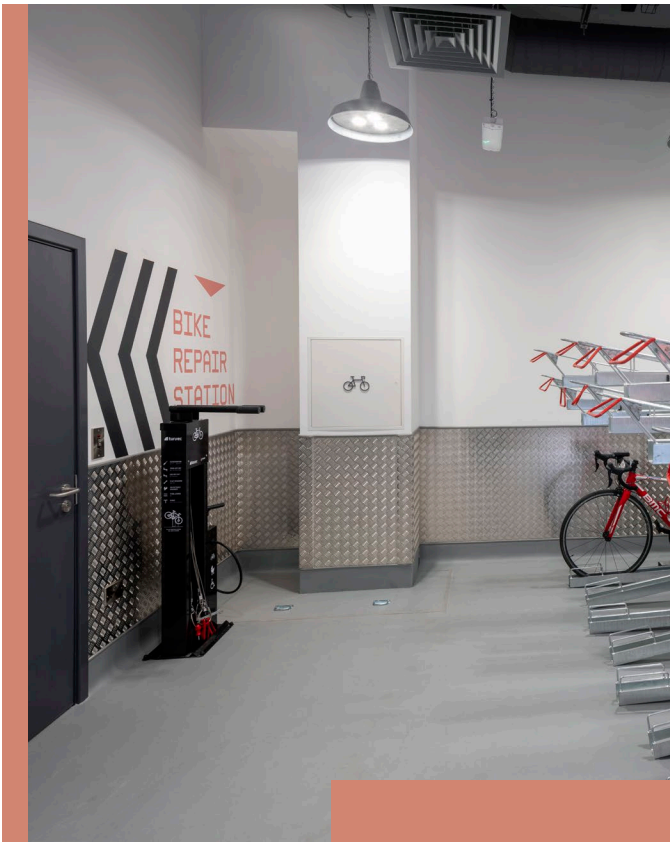
Male & Female Showers



Bike Repair Station



Changing Rooms
(with hair dryers,
straighteners & towels)



State of the art cycling and shower facilities with dedicated access from Waterloo Street - active tenants now have everything they need at Spectrum.

PRIME LOCATION



TRAVEL TIMES

- 5 min walk to Central Station
- 7 min walk to Anderston Station
- 8 min walk to Buchanan Street Subway
- 10 min walk to Queen Street Station
- 10 min walk to Buchanan Street Bus Station
- 15 min drive to Glasgow Airport

NEIGHBOURING OCCUPIERS

- | | |
|-----------------------------|-----------------------|
| 1 Scottish Power | 6 PwC |
| 2 KPMG | 7 Pinsent Masons |
| 3 Santander | 8 Jacobs |
| 4 Morgan Stanley | 9 Virgin Money |
| 5 Sedgwick International UK | 10 Transport Scotland |

LOCAL AMENITIES

- | | |
|--------------------|--------------------------------|
| 1 The Hilton Hotel | 7 Kimpton Blythswood Sq. Hotel |
| 2 The Gym | 8 Tinderbox |
| 3 Philpotts | 9 Costa Coffee |
| 4 Indigo Hotel | 10 Marriot Hotel |
| 5 Malmaison Hotel | 11 Pret a Manger |
| 6 Dakota Hotel | |

Spectrum is centrally located amongst a thriving business community.

The local area is well served with restaurants, bars, coffee shops and convenience stores with all of the amenities provided by the city centre in close proximity.

The M8 motorway is easily accessed in less than one minutes' driving time from Spectrum.



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LANDLORD

FUTUREAL

INVESTMENT MANAGER

TRINOVA

FURTHER INFORMATION



Alex Mackay

E alex.mackay@eu.jll.com

T 07756 222 669

CBRE

Martin Speirs

E martin.speirs@cbre.com

T 07590 864 816

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