

To Let

Cuprum

GLASGOW

480 ARGYLE STREET
GLASGOW
G2 8NH

Highlights

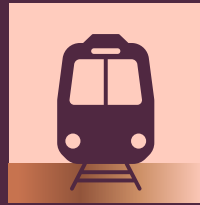
Cuprum blends impressive exterior architecture with contemporary interiors, providing high quality Grade A office space in the heart of the city centre.



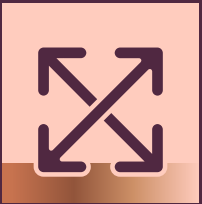
Strategically positioned at the western gateway to Glasgow City Centre.



Located within the International Financial Services District.



Excellent public transport links.



Flexible accommodation from 7,871 sq ft



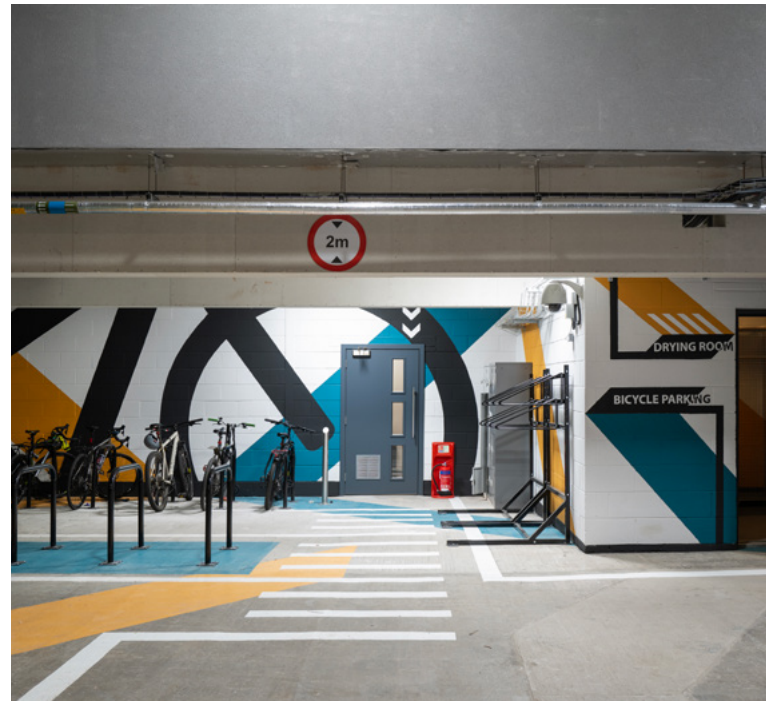
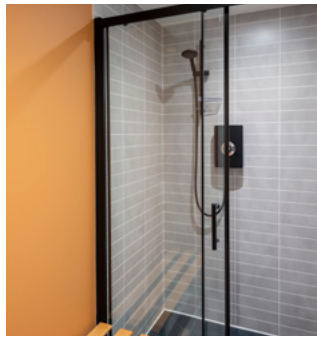
Strong ESG credentials. EPC rating of A and BREEAM 'Very Good'



Secure ground-level parking with EV chargers, bike parking, and new end-of-journey facilities



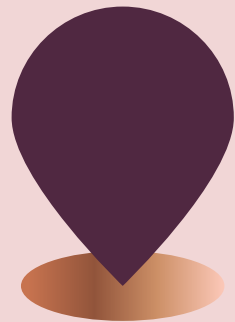
Large flexible floor plates capable of sub-division



World class location

Glasgow's Central Business District is home to an impressive line up of major global occupiers and blue-chip organisations operating across a wide variety of sectors. Cuprum is located in the heart of this thriving business community, offering occupiers the opportunity to be part of this prospering commercial location.

Excellent road connections, situated in close proximity to the M8. There are a number of public transport links and amenities within the immediate surrounding area such as Anderston Train Station, Glasgow Central Station, principal bus routes, hotels, shops, bars and restaurants.



Occupiers

- | | |
|--|--|
| 1. Scottish Government | 8. Virgin Money / Aecom / BNP Paribas / Evelyn Partners / CBRE |
| 2. Lloyds Banking Group | 9. BT |
| 3. Morgan Stanley | 10. Scottish Courts Service |
| 4. JP Morgan | 11. PwC / Cubowork / News UK |
| 5. Ministry of Defence | 12. Reach plc |
| 6. Barclays Campus / Student Loans Company | 13. HMRC |
| 7. Chubb / Sedgwick / JLL | 14. Siemens / Atkins Realis / Burness Paull / BDO |

Hotels

- | | |
|--------------------------------|-----------------------|
| 1. Glasgow Argyle | 7. Yotel |
| 2. Glasgow Marriott | 8. Motel One |
| 3. Hotel Indigo | 9. Kimpton Blythswood |
| 4. ibis Styles Glasgow Central | 10. Dakota Hotel |
| 5. Hilton Glasgow | 11. Sandman Signature |
| 6. Radisson Blu | 12. Malmaison |

Amenities

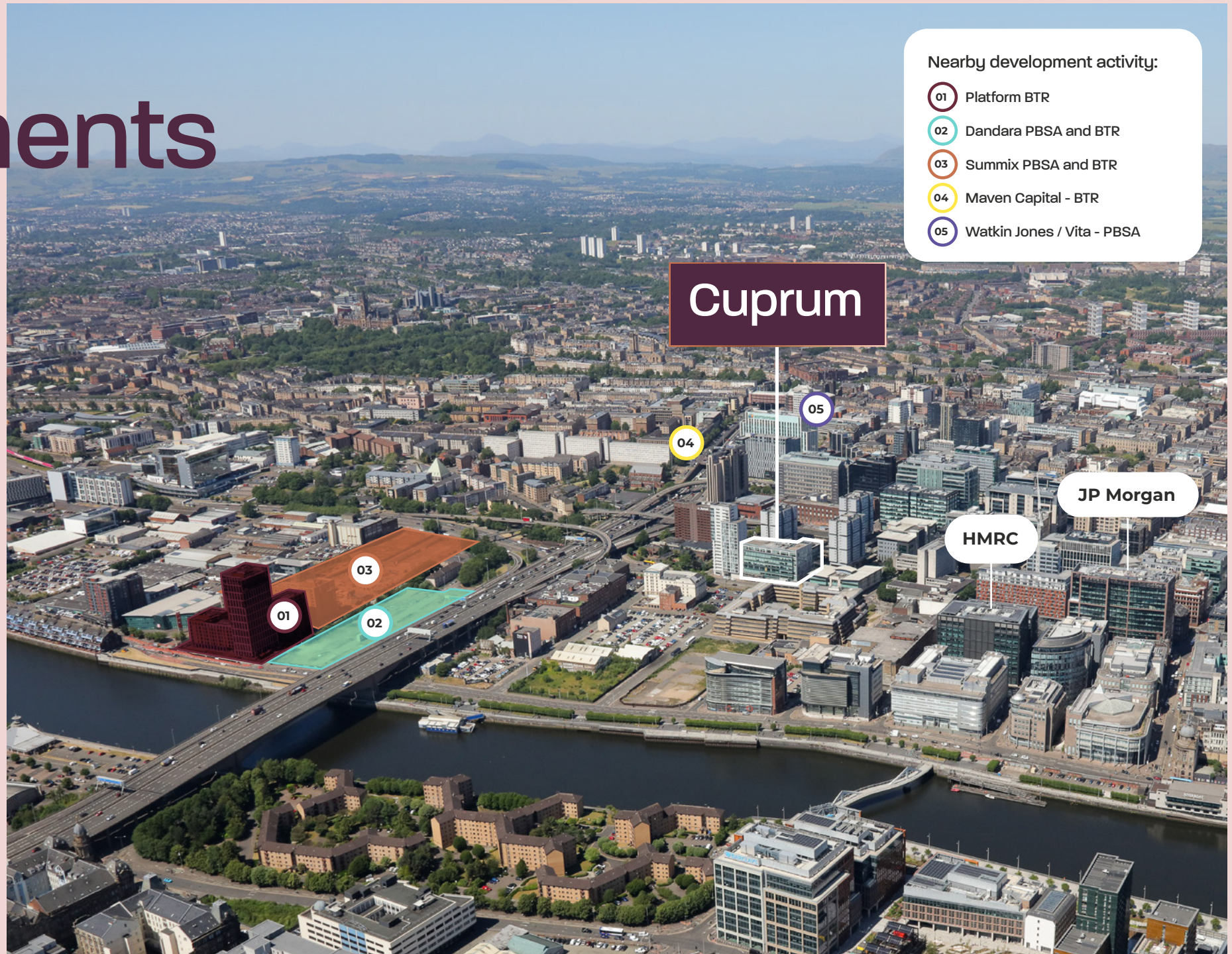
- | | |
|------------------------|----------------------------|
| 1. The Duke's Umbrella | 5. Rhoderick Dhu |
| 2. Tesco Express | 6. Cafe Nero (York Street) |
| 3. The Gym Group | 7. Vega Bowling |
| 4. Spa in the City | 8. Piccolo Mondo |

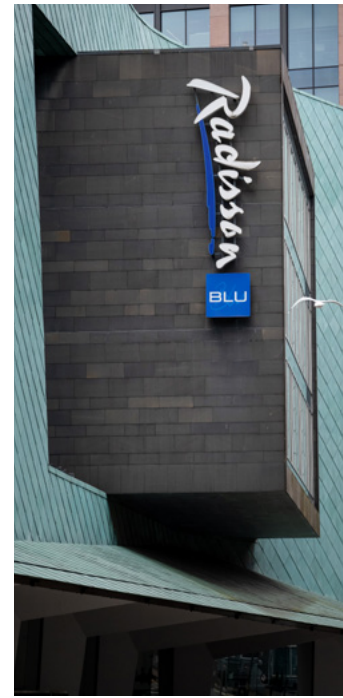
Future Developments

The immediate surrounding area is experiencing somewhat of a renaissance, with several key developments underway and completed, which have been committed to by high quality corporate and public sector occupiers. These developments, combined with a number of new and proposed residential, PBSA and BTR developments, are having a positive and exciting impact on the western CBD, Broomielaw and indeed Argyle Street itself, making this a world class location for live, work and play.

The Argyle Street West Avenues project will also see works commence in Summer 2024 to deliver public realm improvements on Cuprum's doorstep. The project will feature high quality pavements and roads, new cycleways and green/blue infrastructure such as trees and raingardens. Completion is expected late Autumn 2025.

Argyle Street West Avenues project






In the heart of Glasgow

Find on Google 



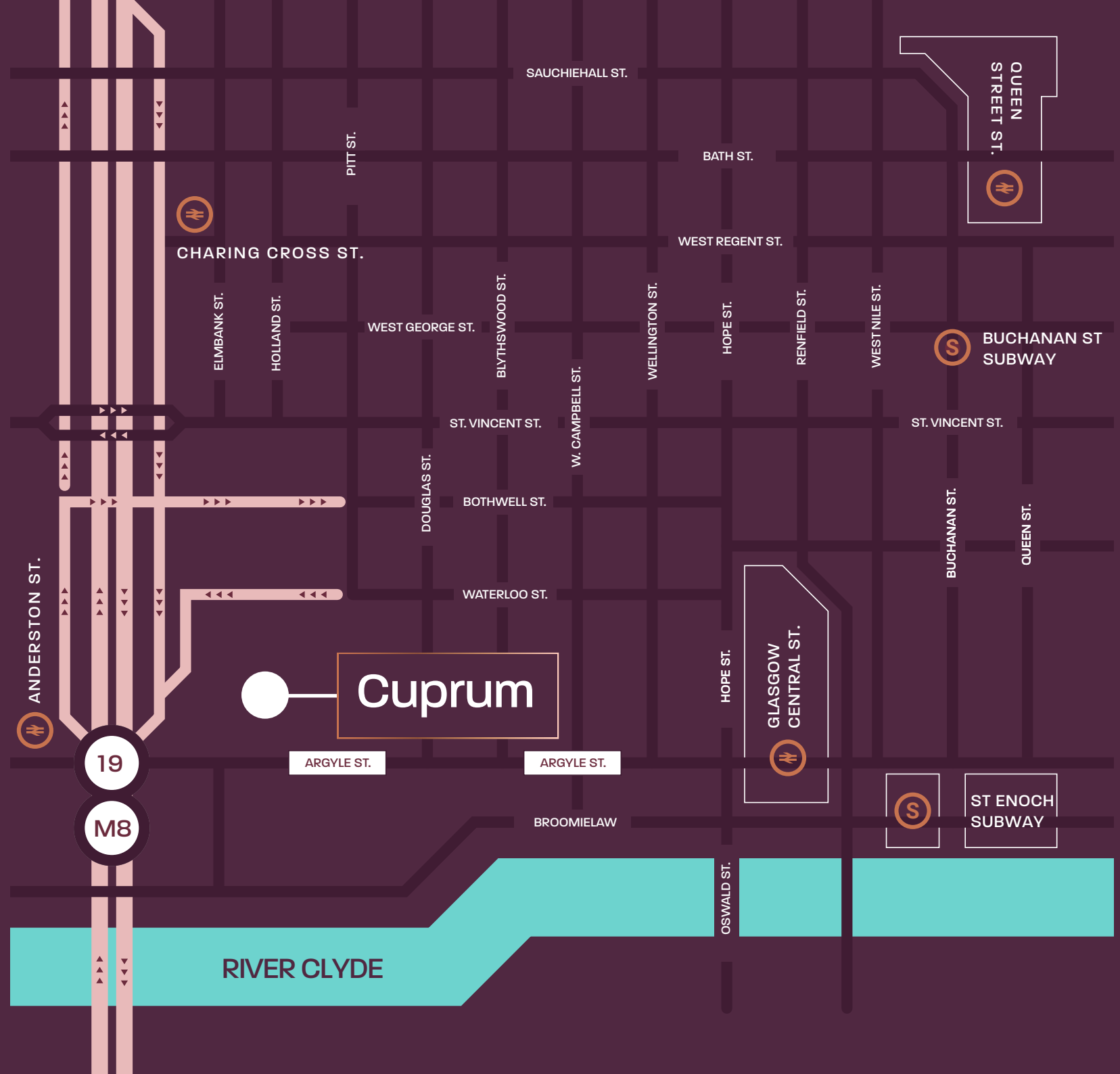
Walk

	
Anderston Station	5
Charing Cross Station	10
Glasgow Central Station	10
Buchanan Street Underground	10
Buchanan Street	10
St Enoch Subway	10
Queen Street Station	15



Train

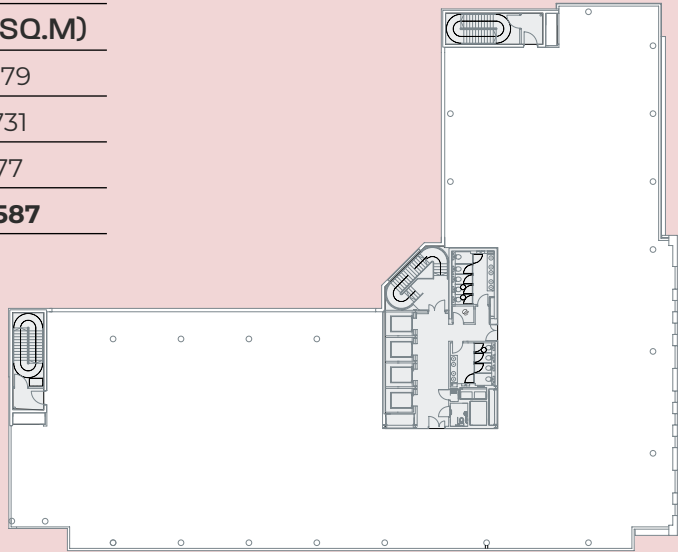
	
Edinburgh	48 mins
Newcastle	2 hrs 24 mins
York	3 hrs 30 mins
Leeds	4 hrs 8 mins
Manchester	3 hrs 9 mins
Birmingham	4 hrs 18 mins
London	4 hrs 37 mins



Accommodation

High quality, flexible office space

Floor	NIA (SQ.FT)	NIA (SQ.M)
5th floor (East)	8,386	779
2nd floor (East)	7,871	731
Ground floor	826	77
Total	17,083	1,587



- BREEAM Rating "Very Good"
- EPC A
- Active Score Platinum
- Equality Act compliant
- 3 pipe fan coil VRV system
- Occupational density capable of 1 to 6 m2
- Security access gates
- 150 mm raised access floors
- Floor to ceiling height of 2.8 metres on all floors
- Floor loading of 4.0 Kn/sqm + 1.0 Kn/sqm
- High performance double glazed curtain walling
- 4 x 13-person passenger lifts
- Suspended ceilings
- High quality toilet facilities
- Building Management System
- Showers on each floor
- Brand new end of journey facilities on the ground floor completed in 2023
- Secure ground level car and bicycle parking with EV charging points



Further Information

Terms

The accommodation is available to let on new flexible Full Repairing and Insuring terms. Further information on quoting terms is available from the Sole Letting agents.

Business Rates

The ingoing Tenant will be liable for all Local Authority Rates attributable to their occupation.

Legal Costs

Each party will be liable for their own legal costs incurred in any transaction.

EPC

The Building has an EPC Rating of A.

VAT

Any rent, service charges etc are quoted exclusive of VAT which is payable at the prevailing rate.

If you would like to know more or to arrange a viewing, please get in touch.

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