

TO LET - 30,275 sq ft (2,812 sq m)

ALEXANDER 15 YORK STREET - GLASGOW G2 8JQ BAIN HOUSE

High quality, prominent building
located in the International
Financial Services District (IFSD)

BUILDING SPECIFICATION

Alexander Bain House is an impressive office building which spans six floors, offering scenic views of the River Clyde. The wider building has undergone full refurbishment offering a large tenant lounge with informal meeting, breakout/presentation spaces and an on-site restaurant and café.



30,000 sq ft
floor plate with
minimal columns



Air
conditioning



Metal tiled
suspended ceiling
with LED lighting



Raised
access floor



6 x 13 person access
controlled lifts &
2 x good lifts



16 secure
basement car
parking spaces



On-site
restaurant
and café



Shower and
cycle facilities



2.7m floor to
ceiling height



Male, female
& accessible
toilets



EPC
'B'



Impressive full height atrium -
breakout space with communal
informal meeting and
presentation space



2ND FLOOR

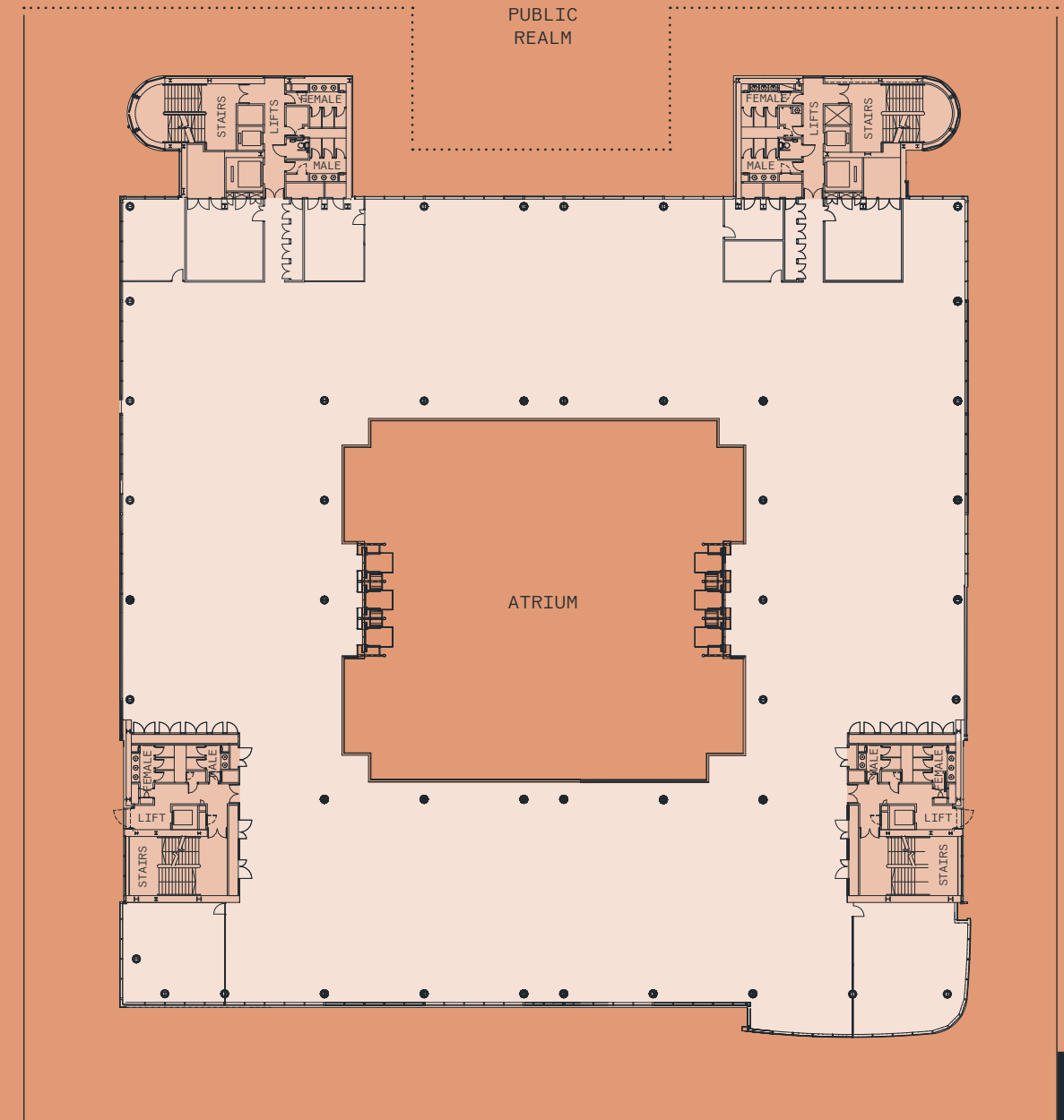
EXPANSIVE 30,000 SQ FT FLOORPLATE OFFERING
A UNIQUE OPPORTUNITY TO OCCUPY ONE OF THE
LARGEST FLOORPLATES IN THE CITY

2ND FLOOR: 30,275 SQ FT (2,812 SQ M)

TERM: SUBLEASE AVAILABLE UNTIL 8TH JUNE 2032



JAMES WATT ST



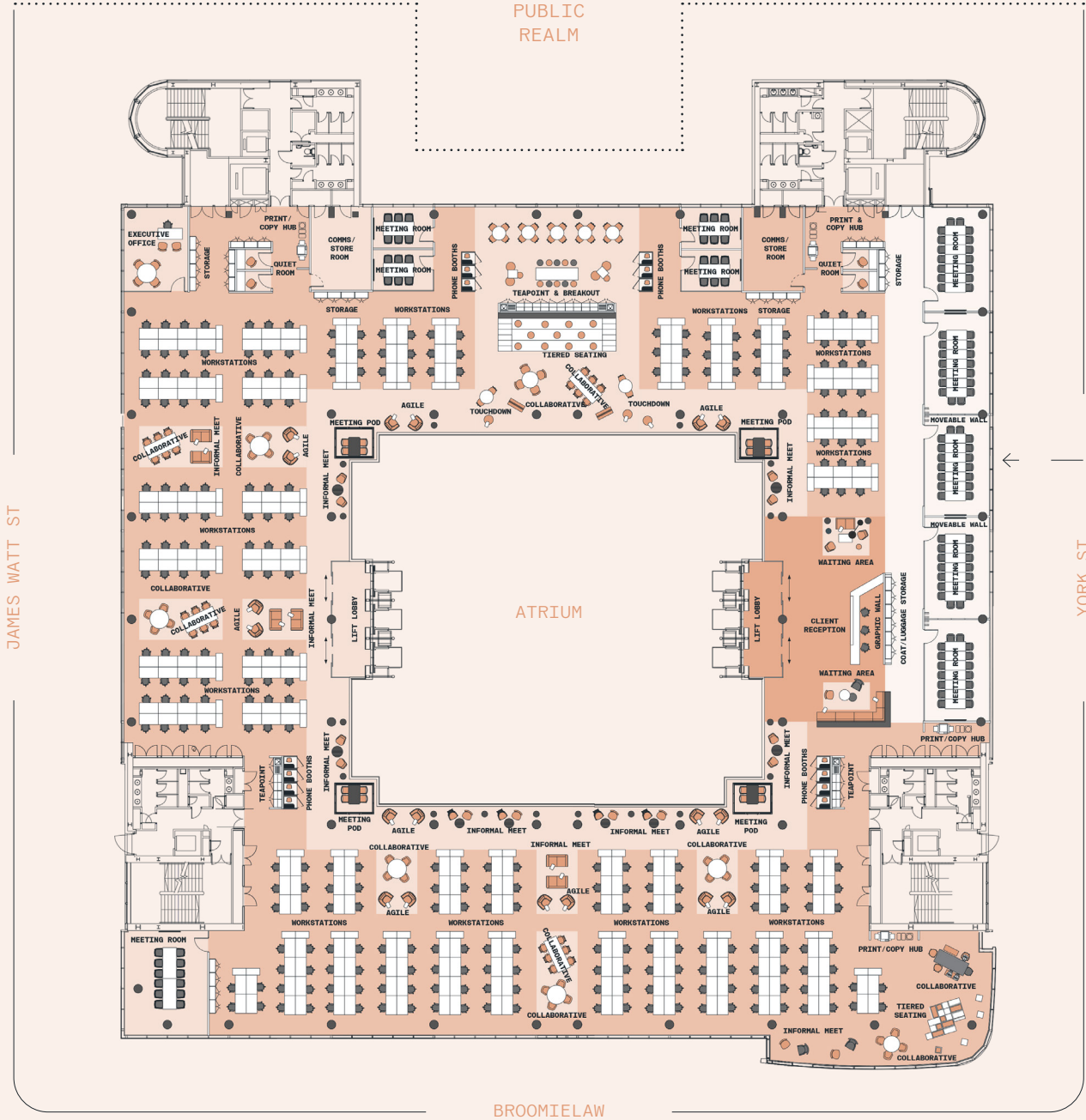
YORK ST

BROOMIELAW



SPACE PLAN

OPTION 1 // PROFESSIONAL // FULL SECOND FLOOR



N.I.A
30,275 sq ft
(2,813 sq m)

280 Standard Workstation
(1,400 x 800mm)

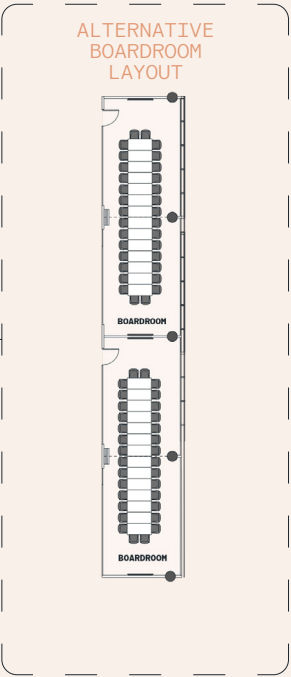
01 Private Office Workstation
(1,800 x 800mm)

GRAND TOTAL
281 at 1:10 sq m per person

- SUPPORT FACILITIES**
- 01 x Client Reception & Waiting Area
 - 03 x Tea Point
 - 01 x Breakout Area
 - 13 x Informal Meet
 - 12 x Collaboration
 - 18 x Agile
 - 02 x Touchdown
 - 02 x Tiered Seating
 - 14 x Phone Booth
 - 04 x Print & Copy Hub
 - 02 x Comms / Store Room
 - 416 x Lockers
 - 06 x Coat / Luggage Cupboard
 - 28 x Storage Cupboard

- MEETING ROOMS**
- 01 x 12 Person Meeting Room
 - 04 x 06 Person Meeting Room
 - 04 x 04 Person Meeting Pod
 - 04 x 01 Person Quiet Room

- CLIENT MEETING ROOMS**
- 05 x 16 Person Meeting Room
- OR
- 01 x 16 Person Meeting Room &
 - 02 x 32 Person Boardroom



OPTION 2 // AGILE // FULL SECOND FLOOR

GRAND TOTAL
353 at 1:8 sq m per person

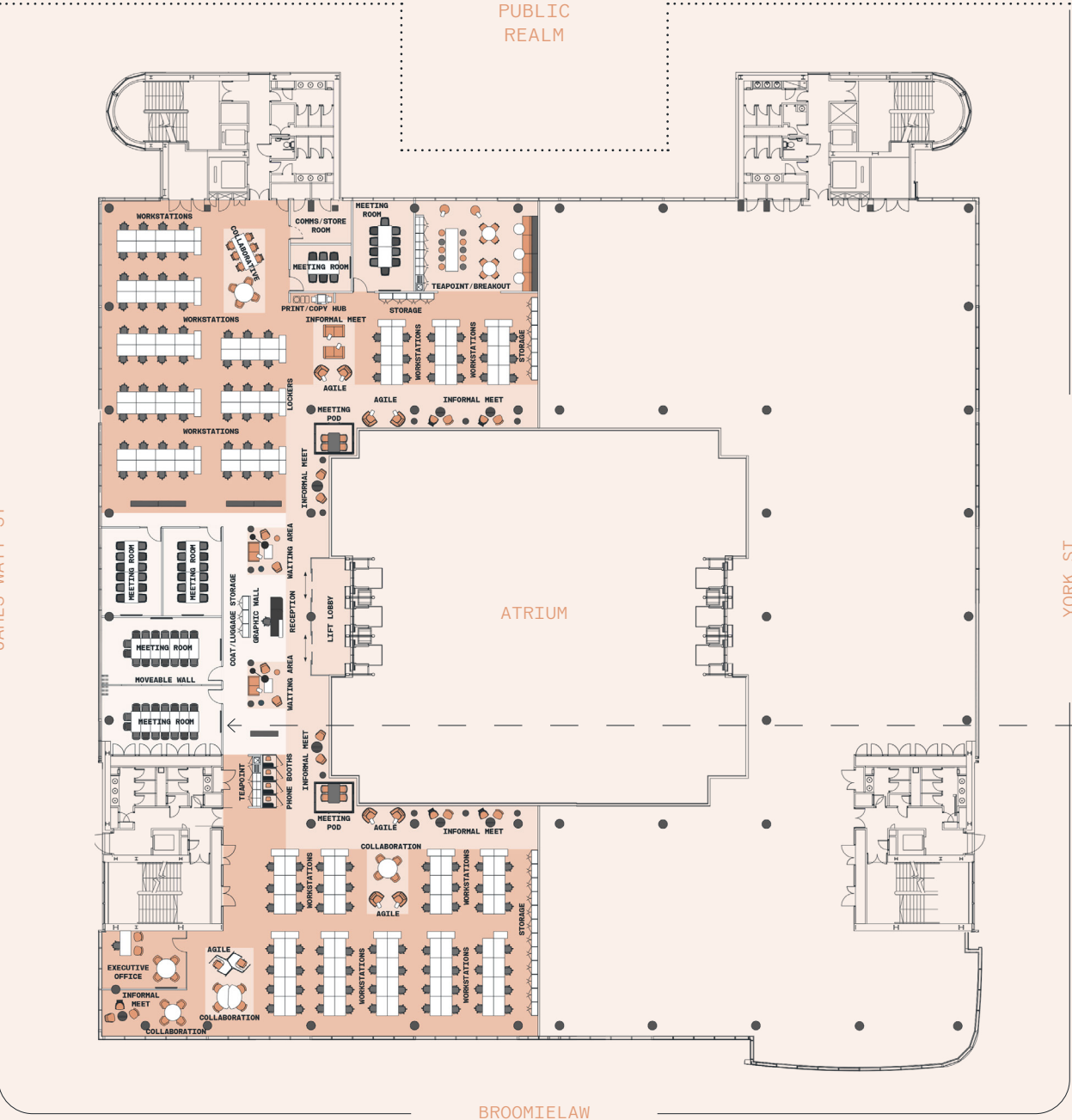
05 x 16 Person Meeting Room
OR
01 x 16 Person Meeting Room &
02 x 32 Person Boardroom

Diagram of two boardrooms, each with 12 seats arranged in two rows of six.



SPACE PLAN

OPTION 3 // PROFESSIONAL // SPLIT SECOND FLOOR



N.I.A
15,123 sq ft
(1,405 sq m)

140 Standard Workstation
(1,400 x 800mm)

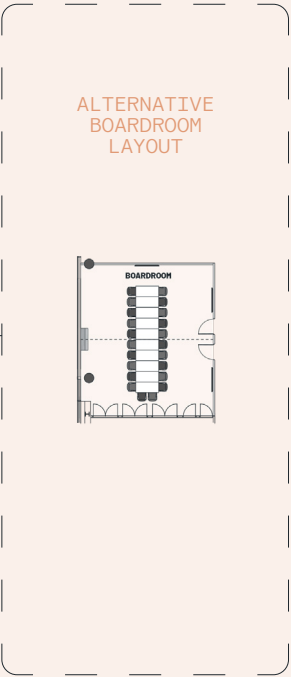
01 Private Office Workstation
(1,800 x 800mm)

GRAND TOTAL
141 at 1:10 sq m per person

SUPPORT FACILITIES
01 x Reception & Waiting Area
02 x Tea Point
01 x Breakout Area
08 x Informal Meet
05 x Collaboration
10 x Agile
04 x Phone Booth
01 x Print & Copy Hub
01 x Comms / Store Room
160 x Lockers
03 x Coat / Luggage Cupboard
22 x Storage Cupboard

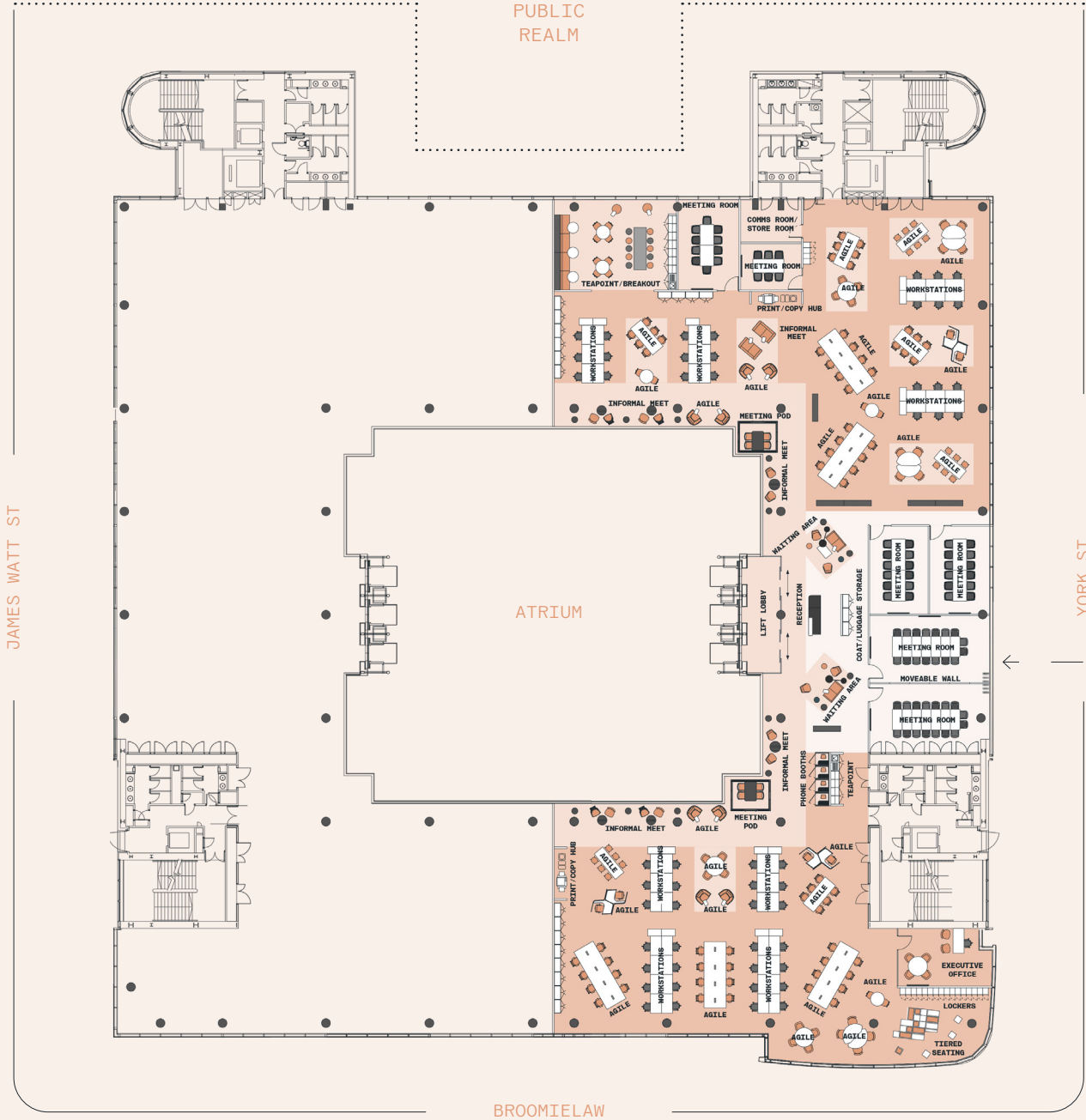
MEETING ROOMS
01 x 10 Person Meeting Room
01 x 06 Person Meeting Room
02 x 04 Person Meeting Pod

CLIENT MEETING ROOMS
02 x 16 Person Meeting Room
02 x 12 Person Meeting Room
OR
01 x 22 Person Boardroom &
02 x 12 Person Meeting Room



SPACE PLAN

OPTION 4 // AGILE // SPLIT SECOND FLOOR



N.I.A
15,496 sq ft
(1,437 sq m)

52 Standard Workstation
(1,400 x 800mm)

01 Private Office Workstation
(1,800 x 800mm)

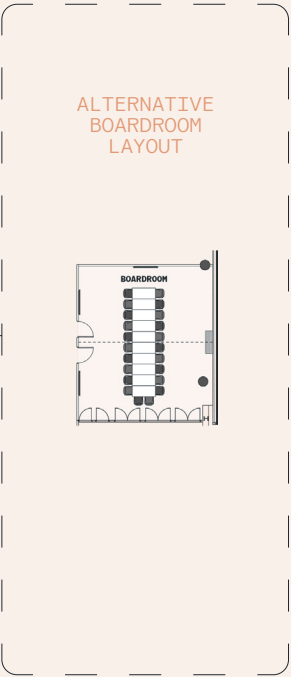
126 Agile

GRAND TOTAL
179 at 1:8 sq m per person

- SUPPORT FACILITIES
- 01 x Reception & Waiting Area
 - 02 x Tea Point
 - 01 x Breakout Area
 - 07 x Informal Meet
 - 01 x Tiered Seating
 - 04 x Phone Booth
 - 02 x Print & Copy Hub
 - 01 x Comms / Store Room
 - 192 x Lockers
 - 03 x Coat / Luggage Cupboard
 - 18 x Storage Cupboard

- MEETING ROOMS
- 01 x 10 Person Meeting Room
 - 01 x 06 Person Meeting Room
 - 02 x 04 Person Meeting Pod

- CLIENT MEETING ROOMS
- 02 x 16 Person Meeting Room
 - 02 x 12 Person Meeting Room
- OR
- 01 x 22 Person Boardroom &
 - 02 x 12 Person Meeting Room



LOCATION

- HOTELS/GYMS**
- 1 Radisson Blu
 - 2 Motel One
 - 3 YOTEL
 - 4 voco Grand Central
 - 5 PureGym
 - 6 The Gym Group

- NEIGHBOURING OCCUPIERS**
- 1 Scottish Courts
 - 2 HMRC
 - 3 Lloyds Banking Group
 - 4 EDF Energy
 - 5 Scottish Government
 - 6 Atkins Réalis
 - 7 JP Morgan
 - 8 MFMac / AON / Capquest / ATOS / Strathclyde Pension Fund

- BARS & RESTAURANTS**
- 1 The Duke's Umbrella
 - 2 Ho Wong
 - 3 Grahamston Kitchen
 - 4 VEGA Restaurant & Bowling
 - 5 Champagne Central
 - 6 The Smokin' Fox

- COFFEE SHOPS/SANDWICH**
- 1 Caffè Nero
 - 2 Fern Coffee Bar
 - 3 Tesco Express
 - 4 Piece
 - 5 Co-op Food
 - 6 Sprigg



ALEXANDER
BAIN HOUSE

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FURTHER INFORMATION



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