

8 Nelson Mandela Place

Newly refurbished building entrance and common parts
Refurbished 5th floor

8 N



M P
Glasgow

Current tenants include Scottish Government, Audit Scotland,
Softcat, IBI Group, Waterman Group and Shawbrook Bank




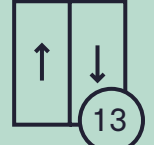






8 N MP

Retained behind an 1886 façade, 8 Nelson Mandela Place provides an end destination for businesses seeking style and presence in the heart of Glasgow city centre. Following a transformational refurbishment, the fifth floor offers 9,200 sq ft of office space which can be taken in its entirety or split to provide c5,100 sq ft & c.3,800 sq ft.



The North and South suites are formed around a striking atrium, providing natural daylight onto our remodelled reception. An on-site concierge ensures security and comfort to all occupiers with passenger lifts allowing full accessibility to every floor.



-  Fully accessible
-  New accessible lift to main entrance
-  Commissionaire manned reception
-  2 x 13 person passenger lifts
-  CCTV
-  New drying room
-  New accessible toilet
-  New basement shower facilities and cycle racks*
-  Dedicated car parking spaces
-  EV charging points

Keeping it local

Centrally located next to one of the most recognisable street names in Scotland, Buchanan Street, 8NMP benefits from an abundance of amenities on its doorstep.

In close proximity to Queen Street Station, Buchanan Bus Station and Subway, it provides occupiers with great connectivity when travelling to and from the city.

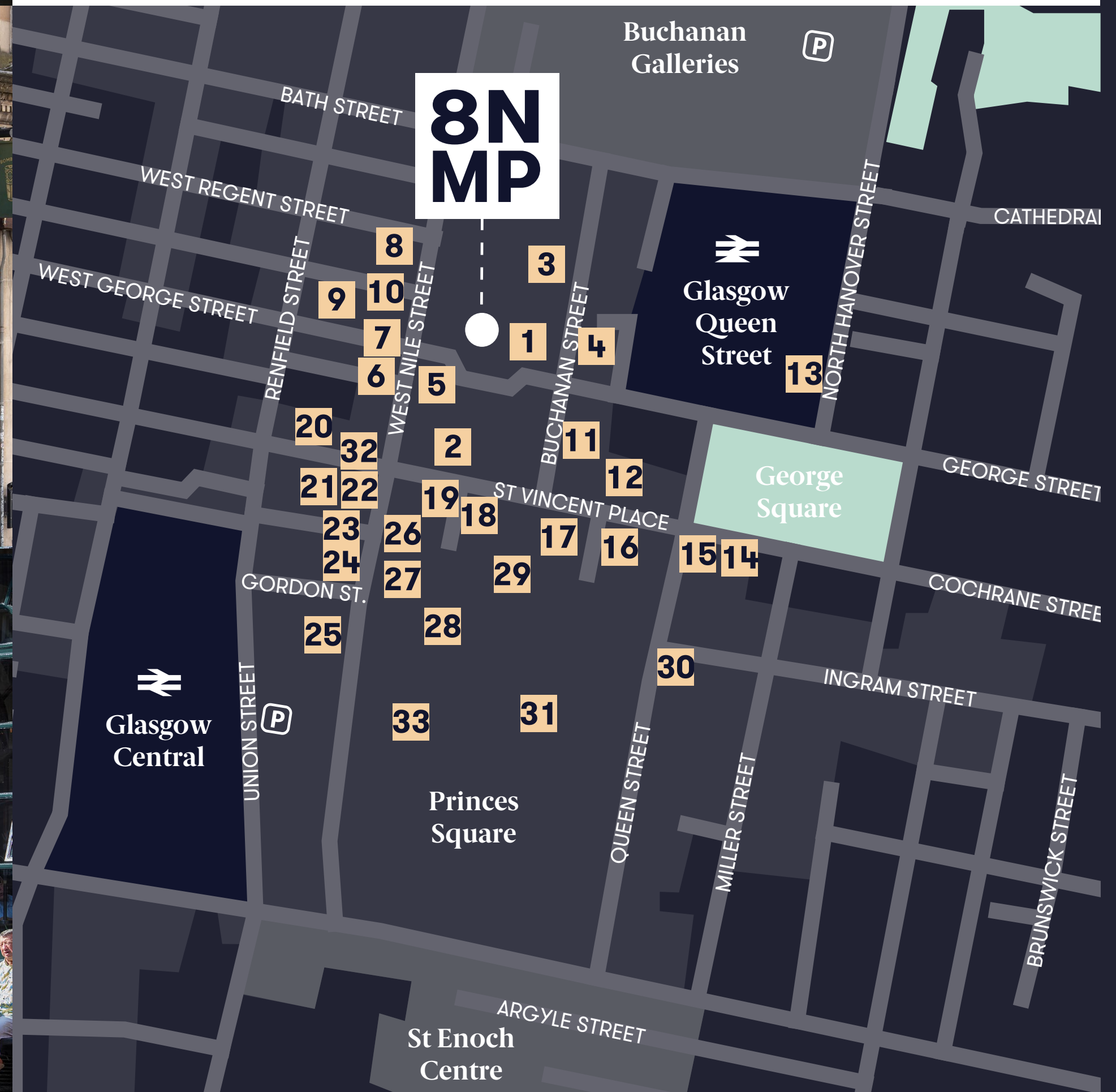


- < 1 minute walk
Buchanan Street Subway
- < 2 minute walk
Glasgow Queen Street Railway Station
- 4 minute walk
Glasgow Central Railway Station
- 4 minute walk
Buchanan Bus Station



Eat & drink

- | | | |
|------------------------|----------------------|-----------------------|
| 1. Amarone | 13. Costa Coffee | 25. Franco Manca |
| 2. All Bar One | 14. Pret | 26. Bread Meets Bread |
| 3. Hard Rock Cafe | 15. Barburrito | 27. Las Iguanas |
| 4. Greggs | 16. Cafe Andaluz | 28. Bier Halle |
| 5. Yo Sushi | 17. Ralph & Finns | 29. The Ivy |
| 6. Babs | 18. Miller & Carter | 30. Sprigg |
| 7. Nippon Kitchen | 19. Five Guys | 31. Wunderbar |
| 8. Shilling Brewery Co | 20. Pizza Punk | 32. Mowgli |
| 9. Stack and Still | 21. Chakoo | 33. Sugo |
| 10. Katsu | 22. Panang | |
| 11. Starbucks | 23. Gaucho | |
| 12. The Citizen | 24. La Vita Spuntini | |



8 N
MP

ABOUT

LOCATION

5TH FLOOR

CONTACT

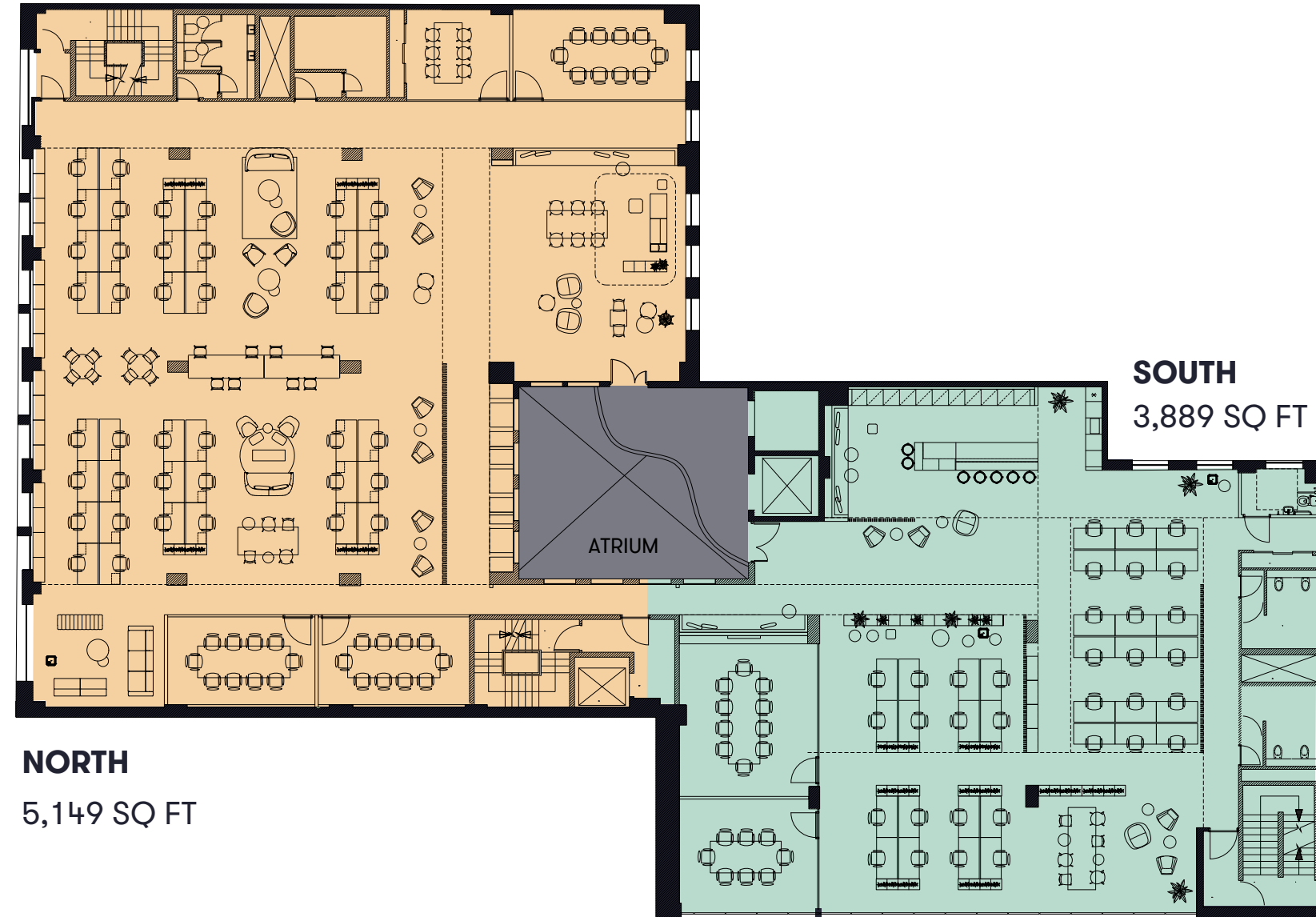
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A stunning
sense of
arrival



5th floor

9,212 sq ft / 856 sq m



Specification

- Open plan
- Air conditioning
- Suspended metal tiled ceiling
- New LED lighting
- Excellent natural daylight
- Repainted throughout
- New carpet
- Raised access floor
- Floor boxes/ grommets
- Accessible WC (South Suite)
- Refurbished dedicated toilet facilities
- 4 parking spaces



Schedule of Areas:

FLOOR		SQ FT	SQ M
Sixth	North	5,296	492
Fifth	North	5,149	478
Fifth	South	3,889	361
Total *		14,334	1,332

*Floors can be divided to North/South suites

5th floor (North suite)

5,149 sq ft / 478 sq m

The suites can be fully furnished within 6 weeks. Plans show example fit-out and furniture provision.

- 60 desks
- 1x12 person boardroom
- 1x 8-10 person meeting room
- 1x 4 person office/meeting room
- 2 x private office/meeting room
- Kitchen/breakout
- Storage



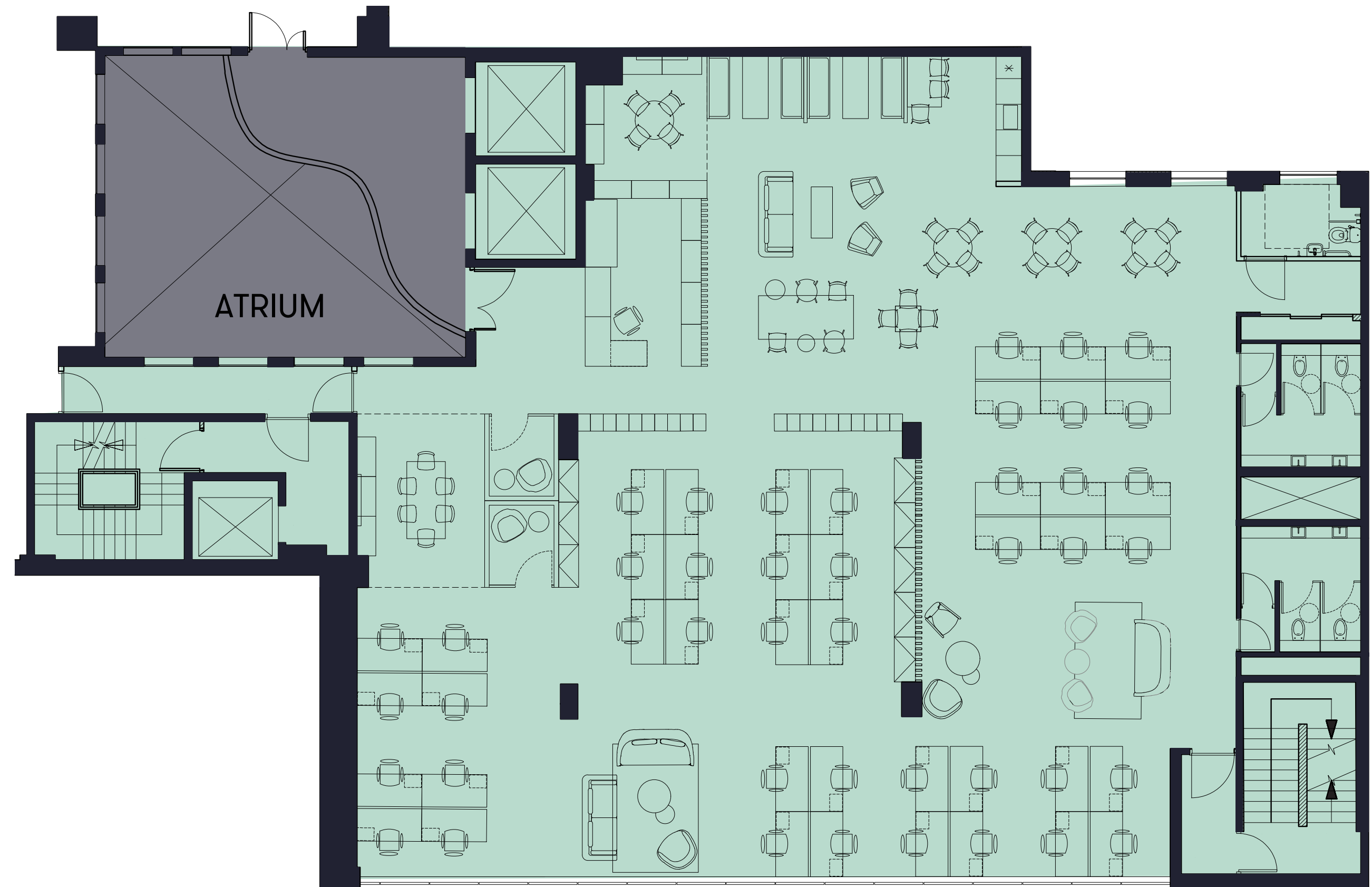
Indicative North Suite space plan

5th floor (South suite)

3,889 sq ft / 361 sq m

The suites can be fully furnished within 6 weeks. Plans show example fit-out and furniture provision.

- 44 desks
- 1 x 6 person meeting room
- 2 x zoom rooms
- Kitchen/Breakout Area
- 3 x Informal meeting areas
- Reception/Welcome Area
- 1 x accessible WC



Indicative South Suite space plan

6th floor (North suite)

5,296 sq ft / 492 sq m



Specification

- Open plan
- Air conditioning
- Suspended metal tiled ceiling
- New LED lighting
- Excellent natural daylight
- Repainted throughout
- New carpet
- Raised access floor
- Floor boxes/ grommets
- Refurbished dedicated toilet facilities
- 4 parking spaces



Indicative North Suite floor plan

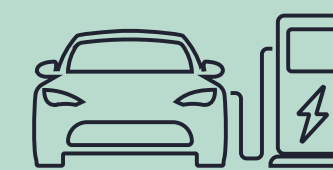
End of Journey & ESG focus



Indicative WC facilities



Cycle racks



EV charging points



Indicative locker room



Drying room



Indicative electric charging points



Shower facilities



Indicative shower room



EPC - A Rating



Green Energy Contracts



Secure basement car park facility

8 N M P

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