



FITTED WORKSPACE
FROM 562 SQ FT – 11,510 SQ FT

A photograph of a young woman with dark hair, wearing a light grey sweater, smiling and looking towards a young man with glasses and a blue sweater. They are in a modern office environment with warm lighting. The image is overlaid with large, bold text.

WHERE BUSINESS WRX

249 SAUCHIEHALL STREET, GLASGOW G2 3EZ

WWW.MAGWRX.COM



MAGWRX 
249 Sauchiehall Street

FULLY FITTED
OFFICE STUDIOS
562 SQ FT –
11,510 SQ FT

MAGWRX.COM


0141 266 0717
mc2-office-ads



HEAVENLY DESSERTS
2008





WELCOME TO MAGWRX

**CONTEMPORARY
OFFICE SPACE IN
THE HEART OF
SAUCHIEHALL STREET
– READY TO MOVE IN**

We've made moving office easy. Our Cat A+ fully fitted solution means you worry less about the move and concentrate on your business. Let us do the hard work. Move in, plug in and go!

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MC²
0141 286 0717
mc2-offices.com



**NO UPFRONT
CAPITAL
EXPENDITURE**



**QUICK
DELIVERY &
HASSLE FREE**



**SCALE UP WITHIN
THE BUILDING AS
YOUR BUSINESS
GROWS**



**FAST
INTERNET**



**PRIVATE SPACE
WITH YOUR OWN
FRONT DOOR**



**SHORT FORM
& FLEXIBLE
LEASES**



SUSTAINABILITY

Biophilic design is about more than just plants, it is providing a connection on the inside to the natural environment on the outside by use of materials or elements taken directly or indirectly from nature.

From the outset, we have put emphasis into sourcing more natural, recycled, recyclable and locally sourced materials for the building interior finishes. From Marmoleum floor finishes, made in Kirkcaldy with 98% natural materials, to walls finished in natural clay plaster and acoustic ceilings formed from materials 100% sourced from upcycled waste products, this is not only an ethical approach to a more sustainable built environment, but also provides a workplace which benefits both the physical and mental wellbeing of its occupants.





MAGWRX.COM



A FRESH APPROACH



New entrance/
reception area



Breakout
lounge



Shower
facilities



Male, female
and accessible
toilets



Cycle lift



Cycle storage



Drying lockers



READY-TO-GO



Fully fitted breakout lounge



Fast Internet



Ceiling mounted LED lights



Meeting rooms within each studio



Air Conditioning



Recycled sound baffles



Fitted out studios with furniture



Recycled materials



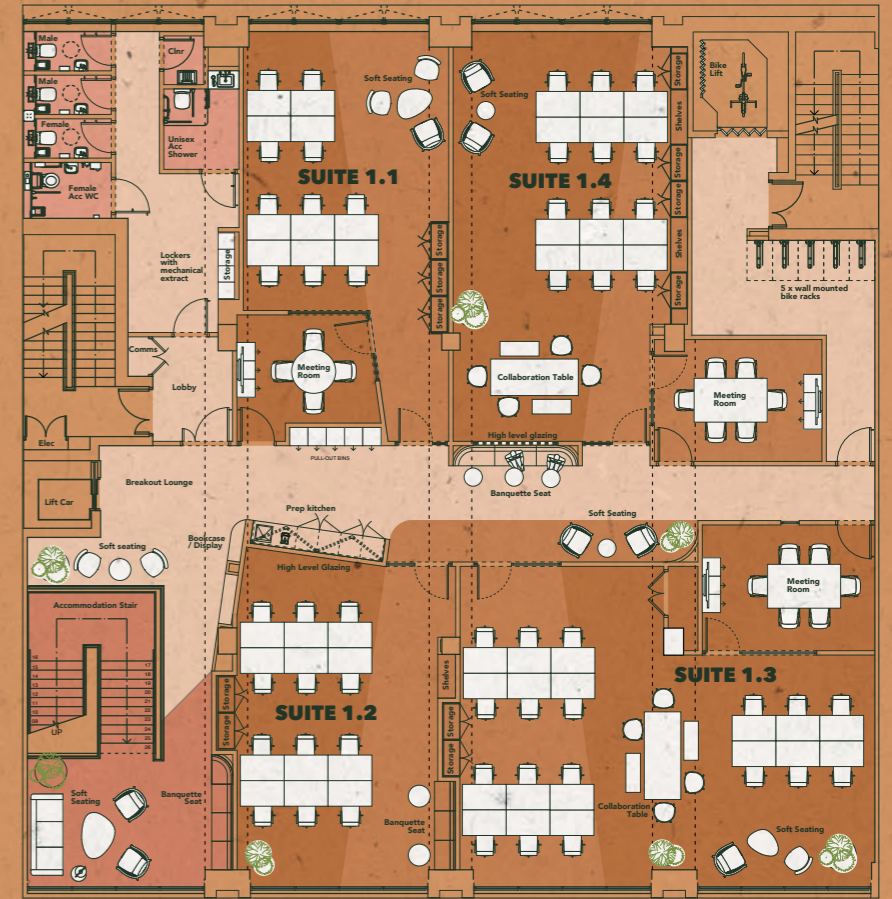
EPC 'A' Rating



Car parking available



Electric only, no fossil fuels



FIRST FLOOR SPACE PLAN

STUDIO	STUDIO 1.1	STUDIO 1.2	STUDIO 1.3	STUDIO 1.4
SIZE SQ FT	667	562	1,114	900
DESKS	10	12	18	12
MEETING ROOM	1 x 4 person	-	1 x 6 person	1 x 6 person
WALL STORAGE	✓	✓	✓	✓
SOFT SEATING AREA	✓	✓	✓	✓
COLLABORATION TABLE	-	-	✓	✓



sprigg

HEART OF THE ACTION



MAGWRX

▲ Coffee

- 1 Black Sheep Coffee
- 2 Caffè Nero
- 3 Costa Coffee

▲ Sandwich / convenience shops

- 1 Smile Café
- 2 Sprigg
- 3 Tesco Express

▲ Bars / Restaurants

- 1 Bunker
- 2 Nando's
- 3 Oodles
- 4 Taco Bell
- 5 Moskito
- 6 Saint Judes
- 7 Sarti

Nando's

TESCO





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WHERE

BUSINESS

WORKS

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