

**REVITALISED
ICON**

310

ST VINCENT ST

**FOR LEASE
3,293 TO 39,110 SQ FT
WORK SPACE AVAILABLE NOW**



GLASGOW

TO LET

REVITALISED







ICON

Flexible, iconic and hyper-connected, amenity rich 310 SVS sits in the heart of Charing Cross super-hub.







	Stunning panoramic views
	Space from 3,293 - 39,110 sq ft
	Grade A specification
	External glass lift opening directly to floor
	Cat A+ fully fitted 4th Floor



310 IS READY, ARE YOU?

Comprehensively refurbished landmark building	Island site with panoramic views	Excellent natural light	Up to 39,110 sq ft available	Floor sizes range from 3,293 – 39,110 sq ft	CAT A / CAT A+ availability
					

JOIN THE EVOLUTION

IT connectivity in place	Floor to ceiling height 2.8m	On-site Café and Spin studio	Private terraces on the 5th, 6th & 7th Floors	Extensive wellness facilities, with tenant engagement App	No fossil fuels, Smart Technology and EPC 'A'
					

SAY HELLO



FUTURE BEAUTY LABS.



THE BRITISH STEEL PENSION SCHEME



DIAGEO

Bank of England



FAIRHURST

TO THE LOCALS

WELCOME TO THE NEIGHBOURHOOD

AMENITIES



IN ABUNDANCE

YOUR CENTRAL GLASGOW HUB

....and so much more,
just moments away



**Charing Cross
Train Station**
5 minute walk



**Glasgow
Central Station**
13 minute walk



**Anderston
Train Station**
7 minute walk



**M8
Motorway**
3 minute drive



**St George's Cross
Subway**
15 minute walk



**National Cycle
Route 75**
3 minute cycle

THE BUILDING

LANDMARK BUILDING

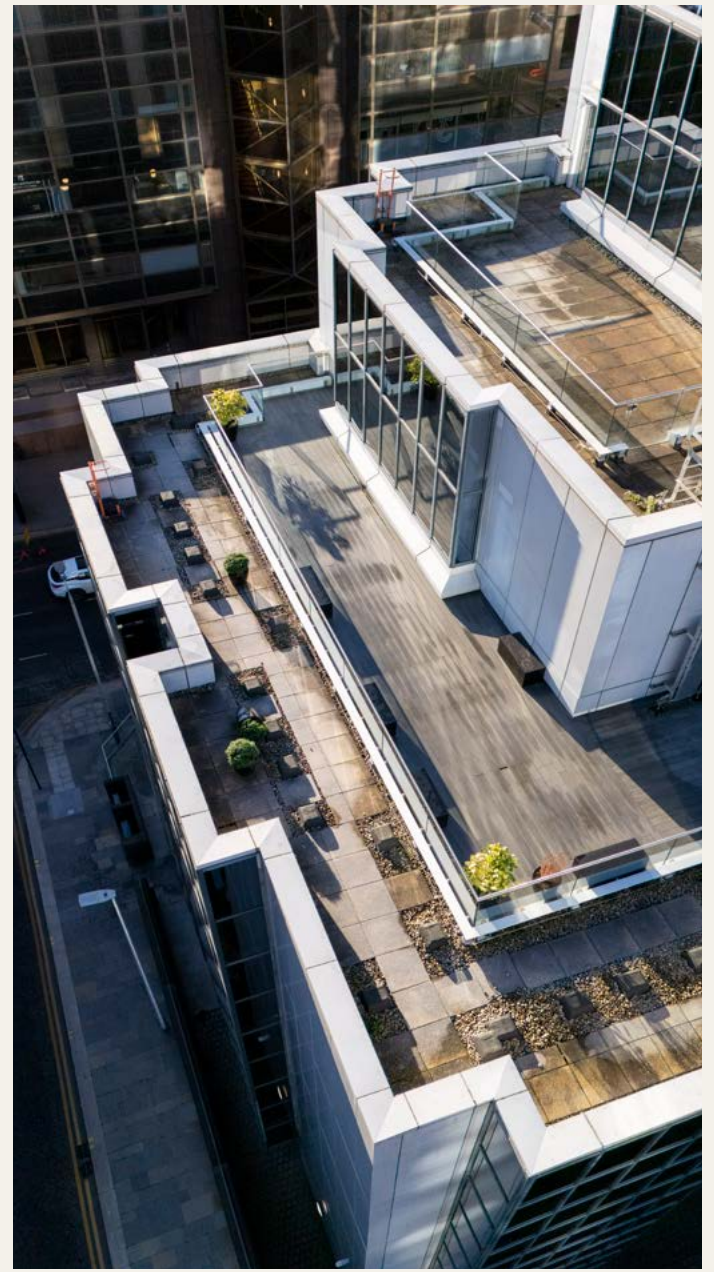
IN THE
HEART OF
GLASGOW

THE BUILDING



STUNNING

PANORAMIC VIEWS



THE BUILDING



CAT A + FULLY
FITTED NOW



ACCOMMODATION

Measurements are estimated Net Internal Areas, subject to final measurement. Plans are indicative only and are not to scale, they should not be relied on.

3,793 SQ FT

8th Floor Available

9th Floor Available

3,808 SQ FT



6th Floor + Roof Terrace Let

7th Floor + Roof Terrace Let



9,417 SQ FT

4th Floor Fully Fitted Available

5th Floor + Roof Terrace Let



9,382 SQ FT

2nd Floor Available

3rd Floor Available

9,417 SQ FT



Ground Floor / Retail / Wellness Facilities Let

1st Floor Part Available

3,293 SQ FT

THE BRITISH STEEL PENSION SCHEME

THE BUILDING



NEWLY REFURBISHED RECEPTION



OPEN PLAN



FLOOR PLATES

4TH FLOOR



FULLY
FITTED

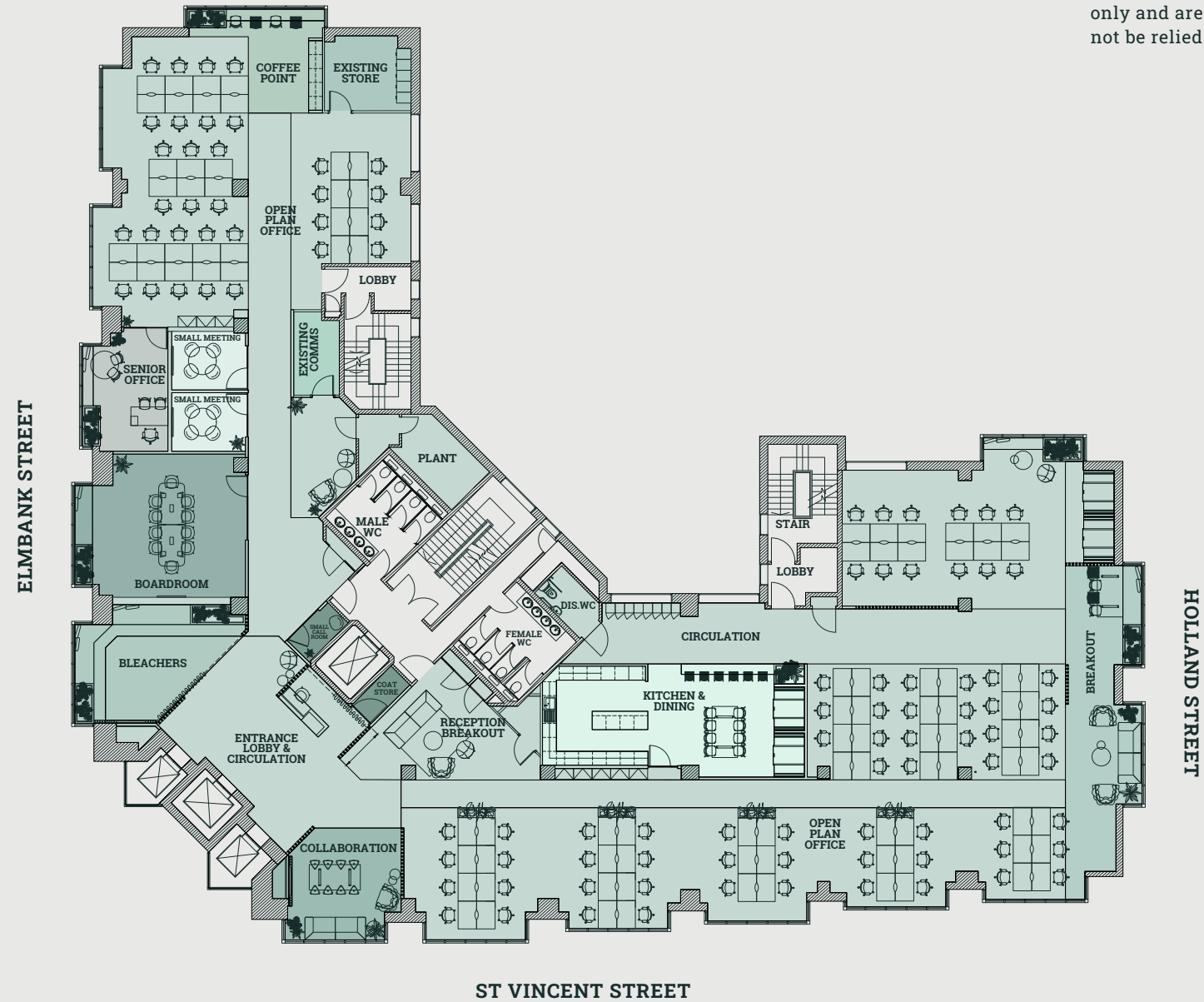
THE BUILDING

SPACE PLAN

4TH FLOOR 9,417 SQ FT

- 100 Workstations
- 01 Reception Area
- 01 Bleacher Seating
- 02 Small Meeting Room
- 01 Senior Office Suite
- 01 Boardroom
- 01 Collaboration
- 01 Kitchen / Dining
- 01 Breakout Space
- 01 Coffee Point
- 01 Small Call Room
- 01 Coat Store
- 01 Comms

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THE BUILDING



SPECIFICATION



Refurbished Double Height Reception



Security Pass Gates in Reception



Full time Building Manager



3x Passenger Lifts



1x Goods Lift



Excellent Natural Light



Occupational Density Ratio 1:8



Stunning Panoramic Views



Private Terraces on the 5th, 6th & 7th Floors



Floor to Ceiling Height 2.8m



New AC And Central Plant



Perforated Metal Tiled Suspended Ceiling



LED Lighting



Raised Access Flooring



Refurbished Private WCs



Cat A / Cat A+ Availability



Tenant Community App



On-Site Spin Studio



Changing Rooms and Lockers



9 Showers



Vanity and Hair Drying Stations



EPC A



No Fossil Fuels



Smart Building Technology



Fibre Backbone



50 Car Parking Spaces (1:1,373 Sq Ft)



Commuter Suite

THE BUILDING

CAFÉ &



REVOLUTION SPIN STUDIO AT 310

WELLNESS

Dedicated Cycle Entrance



Towel Service



Revolution Spin Studio



Private Terraces On The 5th, 6th & 7th Floors



73 Locker Spaces



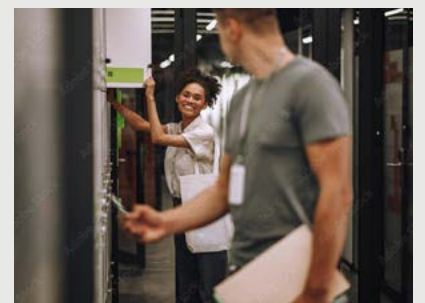
9 Showers



Vanity And Hair Drying Stations



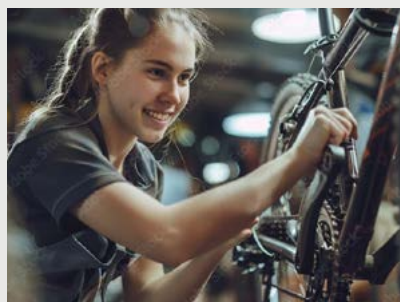
24 Drying Lockers



69 Cycle Racks (1:995 Sq Ft)



Bike Maintenance Stand



Events Programme



FACILITIES

SUSTAINABILITY

In a bid to reduce environmental impact and achieve a carbon-neutral status, the building has a range of clever design features and a dedicated 310 SVS Sustainability Working Group to ensure we are consistently upholding our commitment to an environmentally friendly future.



RENEWABLE

100% renewable energy is used across the development. No gas on-site.



SMART TECHNOLOGY

We monitor utility usage with smart devices to identify efficiencies to keep costs to a minimum.



RECYCLING

A development-wide recycling strategy to minimise waste.



EV CHARGING

EV charging point provided along with state of art facilities for cyclists.

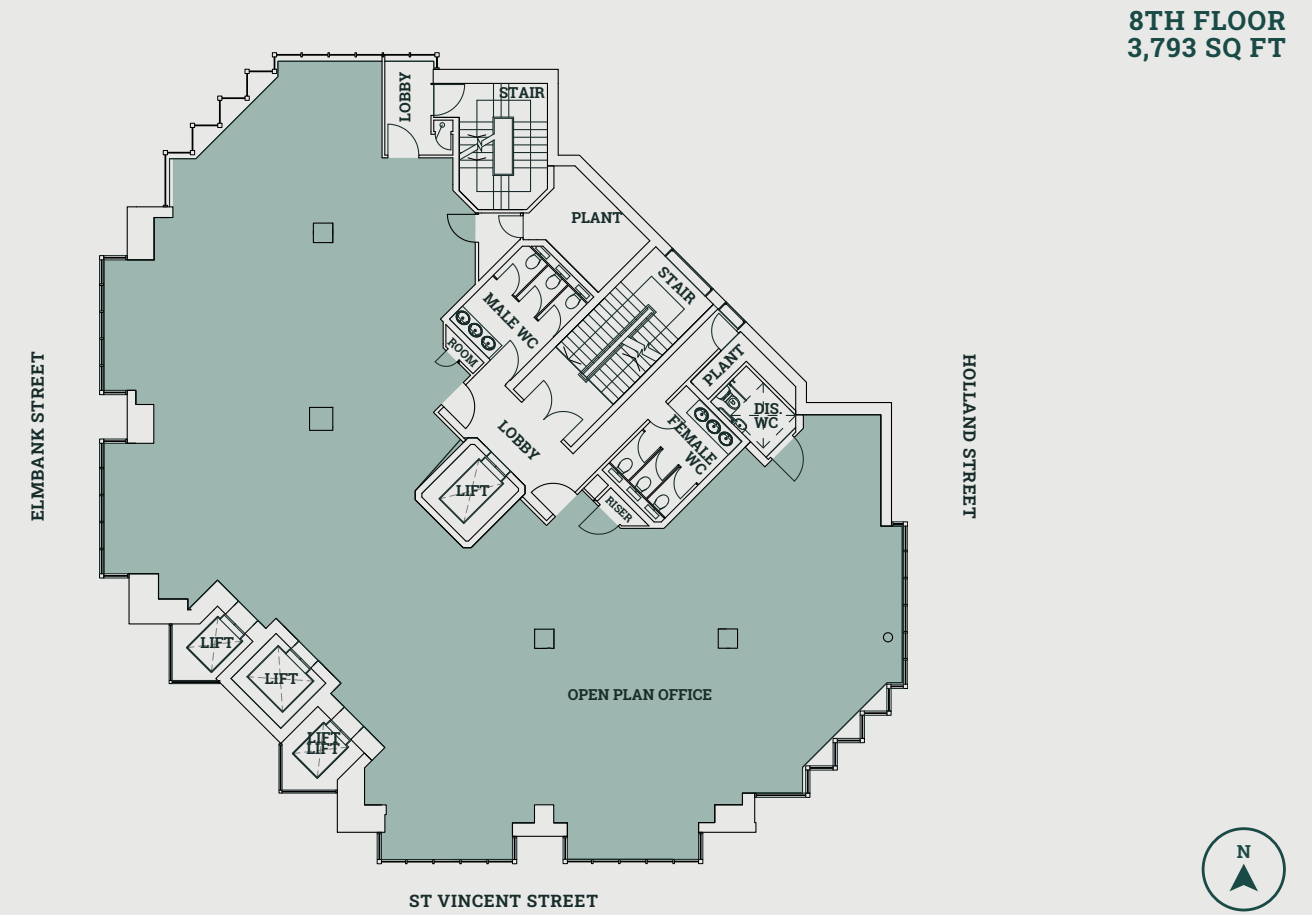
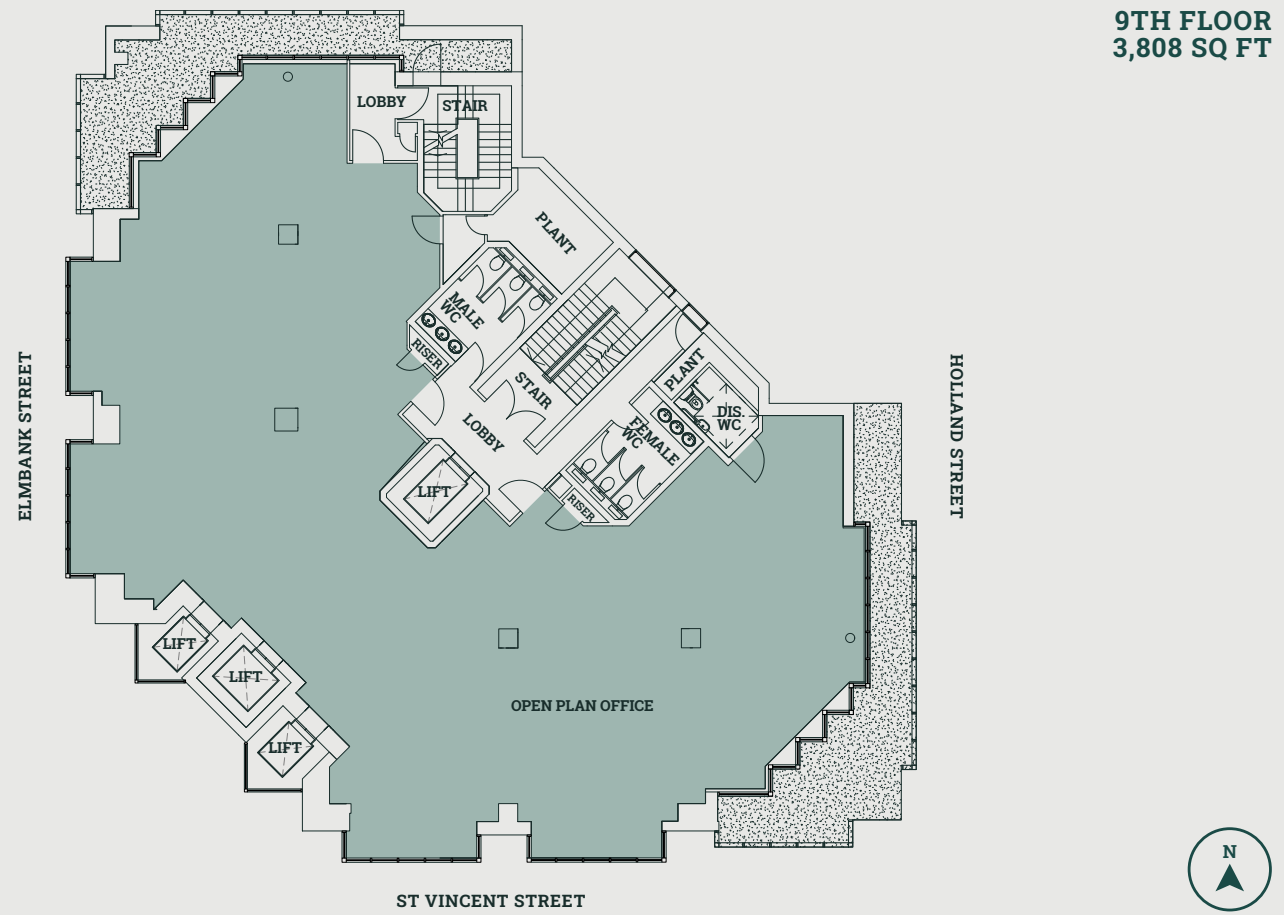


TENANT ENGAGEMENT

The tenant comes first at 310 SVS with services and events tailored for our community.

FLOOR PLANS

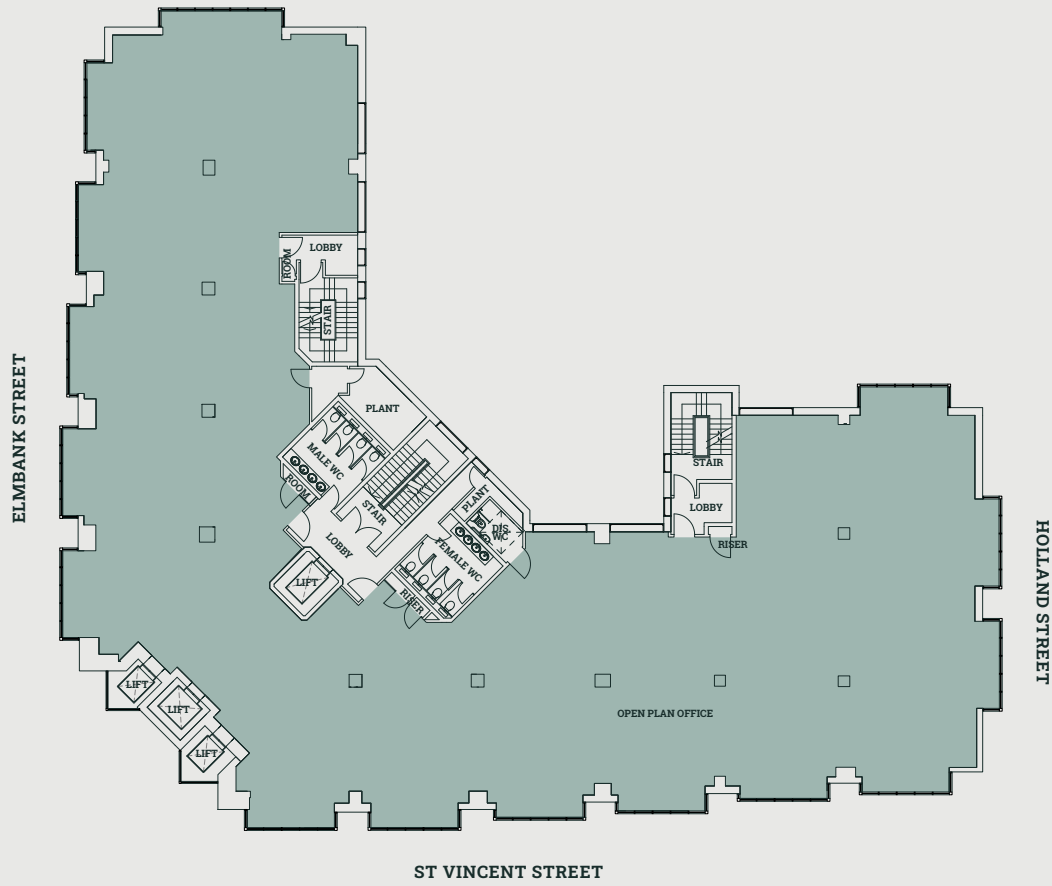
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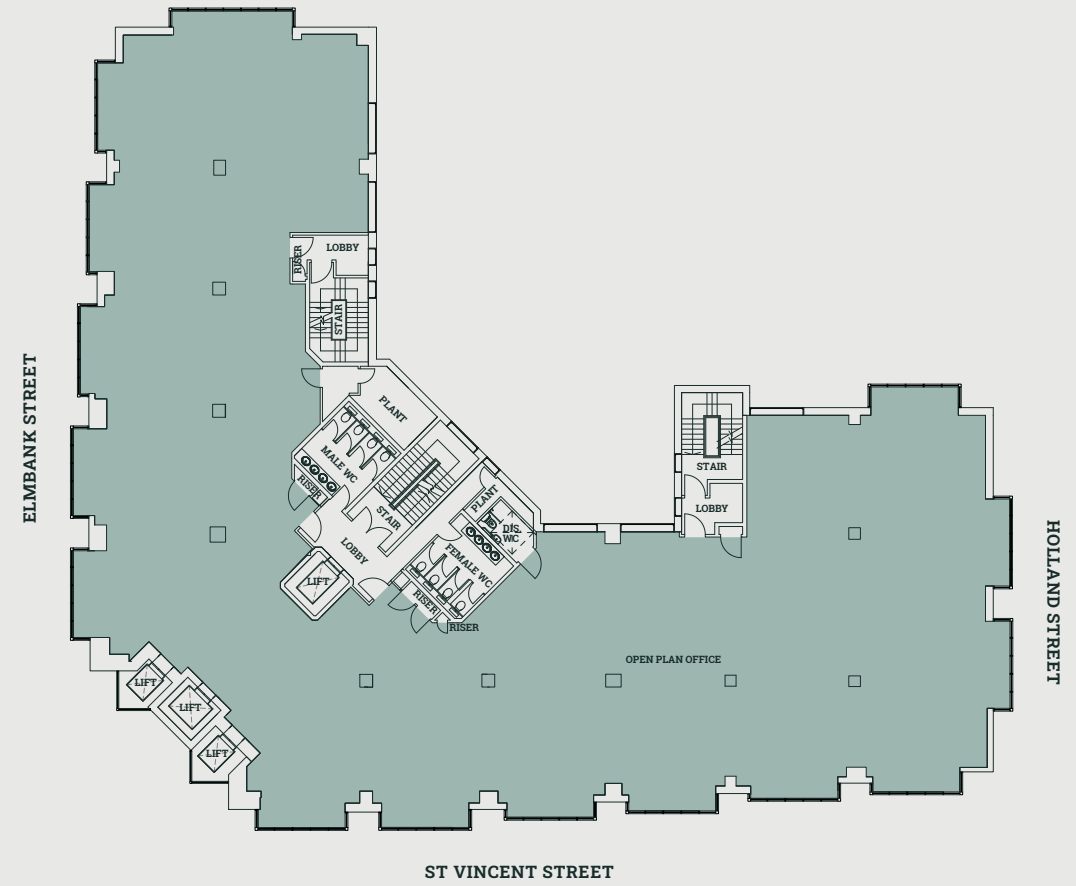
FLOOR PLANS

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3RD FLOOR
9,417 SQ FT



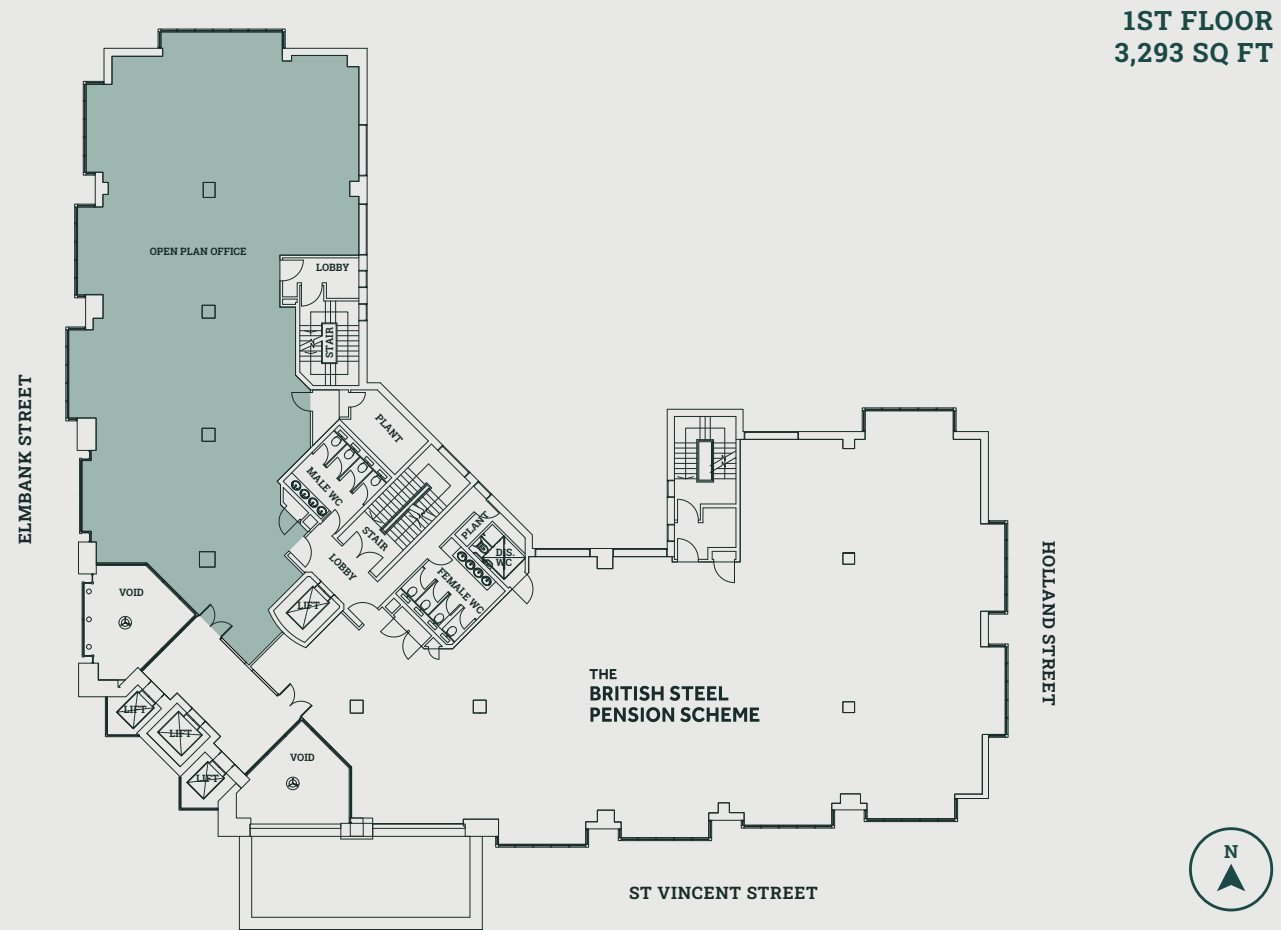
2ND FLOOR
9,382 SQ FT



THE BUILDING

FLOOR PLAN

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310

ST VINCENT ST

Development by:

EAGLE STREET

310stvincentstreet.com

CONTACT

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