

MC²

The Hub

70 Pacific Quay
Glasgow G51 1DZ



A digital innovation,
creative, media
& business community.

Type	For Lease
Size	184 - 27,770 sq ft
Rent	£18.50 per sq ft
Fitout	Fitted & Open Plan Suites Available

mc2-offices.com

0141 266 0717

Description

Pacific Quay is a highly distinctive, world class business location for digital media and creative industries.

The Hub is positioned to appeal to all creative industries that would like to be a part of a dynamic new community.

The building offers the possibility of growing your business in an energetic and creative environment.

www.hub-pq.com

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Specification

- Targeting EPC 'A' rating
- 24/7 access and onsite security
- Onsite building host, janitor and building manager
- Impressive atrium/tenant breakout area at ground floor level, with onsite café and vending
- 2x 13 person passenger lifts
- 3.9m floor to ceiling height
- Open plan suites, with excellent natural daylight
- Perimeter central heating
- Exposed ceiling with with new LED pendant lighting
- Full raised access flooring
- Fitted carpets, floor boxes and wiring for power
- Male, female & accessible toilets on all floors
- Showers and tea prep facilities on all floors
- Feature terraces on the 1st and 2nd floors
- 53 car parking spaces
- Electric car charging and overspill parking available nearby



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Accommodation

Floor	Suite	Size	Status
3rd	3.2	1,735 sq ft	Let
3rd	3.1	5,578 sq ft	Let
2nd	2.9	127 sq ft	Let
2nd	2.8	168 sq ft	Let
2nd	2.7	205 sq ft	Let
2nd	2.6	180 sq ft	Let
2nd	2.5	198 sq ft	Let
2nd	2.4	586 sq ft	Let
2nd	2.3	611 sq ft	Let
2nd	2.2.9	184 sq ft	Available
2nd	2.2.8	405 sq ft	Let
2nd	Kitchen/Comms	262 sq ft	Let
2nd	2.2.7	1,828 sq ft	Let
2nd	2.2.6	379 sq ft	Let
2nd	2.2.5	379 sq ft	Let
2nd	2.2.4	381 sq ft	Let
2nd	2.2.2	3,386 sq ft	Available
2nd	2.1	1,246 sq ft	Let
2nd	DDS	6,615 sq ft	Available
1st	1.14	216 sq ft	Let
1st	1.13	220 sq ft	Let
1st	1.12	587 sq ft	Let
1st	1.11	619 sq ft	Available
1st	1.10	769 sq ft	Let

Floor	Suite	Size	Status
1st	1.9	983 sq ft	Let
1st	1.8	709 sq ft	Let
1st	1.7	861 sq ft	Let
1st	1.6	865 sq ft	Available
1st	1.5	867 sq ft	Available
1st	1.4	708 sq ft	Available
1st	1.3	983 sq ft	Available
1st	1.2	769 sq ft	Available
1st	1.1	1,232 sq ft	Available
1st	DDS	7,837 sq ft	Available
Grd	G12	1,970 sq ft	Let
Grd	G11	1,347 sq ft	Let
Grd	G10	855 sq ft	Let
Grd	G9	818 sq ft	Let
Grd	G8	820 sq ft	Let
Grd	G7	1,781 sq ft	Available
Grd	G6	876 sq ft	Let
Grd	G5	872 sq ft	Let
Grd	G4	873 sq ft	Available
Grd	G3	874 sq ft	Let
Grd	G2	446 sq ft	Let
Grd	G1 Meeting Room	380 sq ft	Available
Grd	Management Suite	743 sq ft	Let
Grd	Sound Lab	671 sq ft	Available



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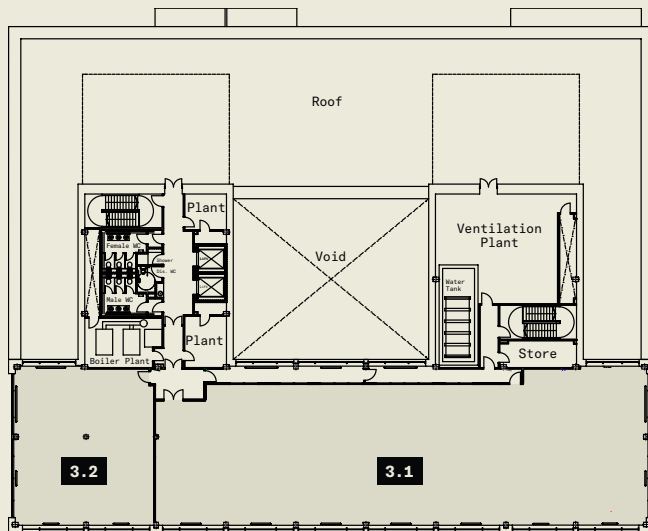
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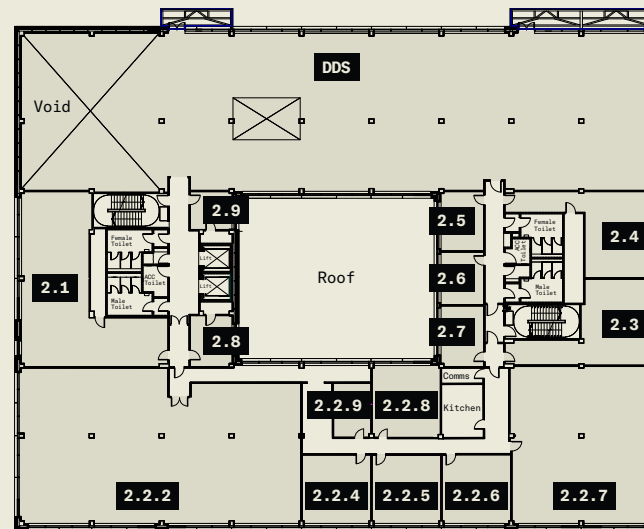
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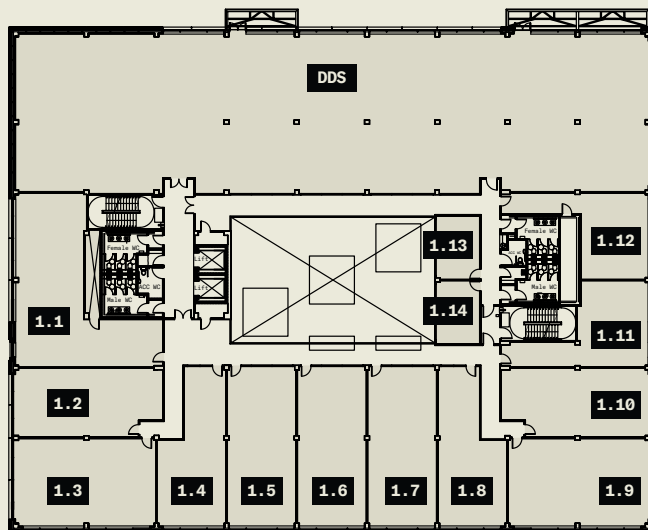
Floor Plans



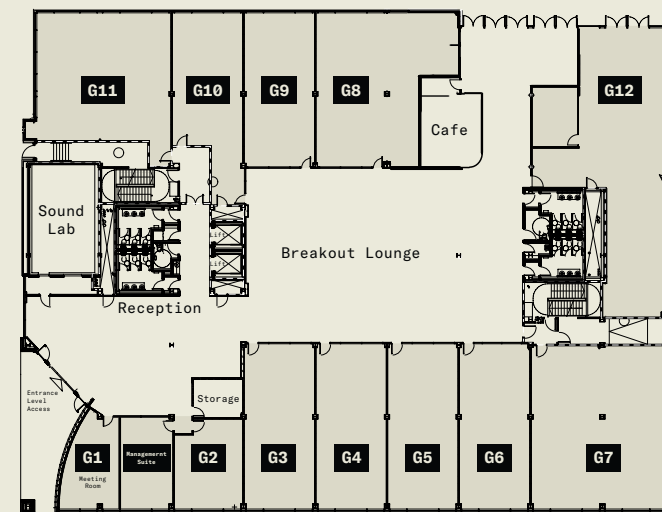
Third Floor



Second Floor



First Floor



Ground Floor

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Well Connected



Car

- Clyde Arc connection to CBD
- Access to M8/M77 via Junctions 23/24
- Glasgow International Airport 10 minutes
- CBD 5 minutes
- George Square 10 minutes
- Taxi rank at the BBC building



Bus

- 15 routes service the area
- Direct access to CBD via the Clyde Arc Bridge



Train

- SEC Station through route east & west via CBD



Subway

- Cessnock Subway Station 10 minutes' walk



Cycle

- On the CTC/Sustrans cycle route with direct links to West End, South Side & CBD



Pedestrian

- Access to the SEC via Bells Bridge & Millennium Bridge
- Access to the CBD via Clyde Arc Bridge

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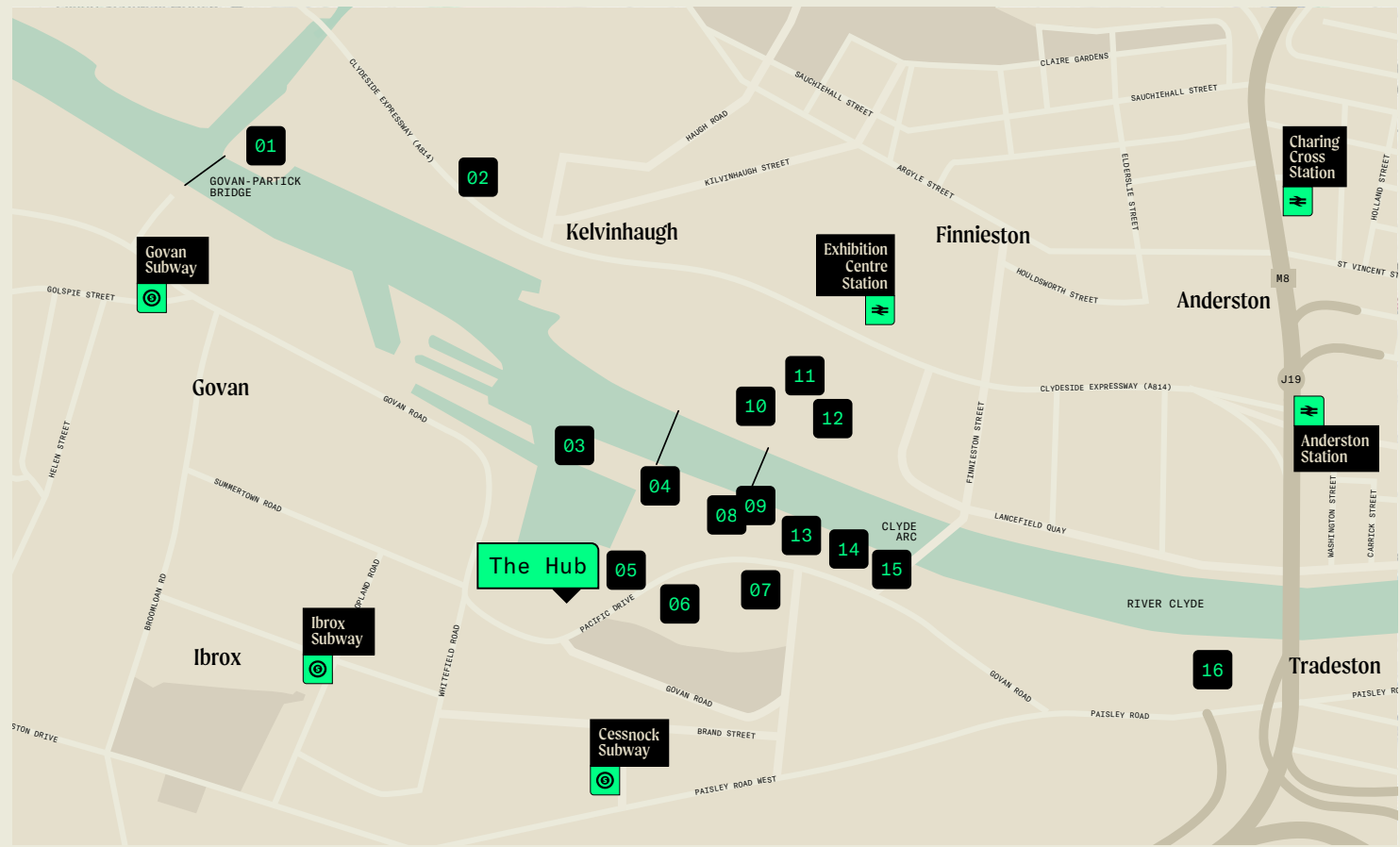
Location

- 01 Riverside Museum
- 02 SWG3 Glasgow
- 03 Glasgow Science Centre
- 04 BBC Scotland
- 05 BiP Solutions
- 06 Starbucks
- 07 Village Hotel & Gym
- 08 Costa Coffee
- 09 Premier Inn
- 10 SEC Armadillo
- 11 SEC
- 12 OVO Hydro
- 13 RES
- 14 STV
- 15 Malin Marine Consultants
- 16 The Quay - Odeon, Alea Casino, Firepit & Kiln, Burger King, The Gym Group, Nando's



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