



# OPTIMA

5,000 - 12,101 sq ft of contemporary workspace  
Robertson St / Glasgow / G2 8JB



# Scale Up

OPTIMA



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OPTIMA

Expansive



# Entrance

On entering Optima the initial impression is of a warm and welcoming environment. The airy, double-height lobby area is flooded with natural light and features a manned reception desk leading to four passenger lifts serving all floors.

The stylish touchdown area comprises comfortable furniture, a large wall-mounted screen and high-speed WiFi offering visitors a calm, relaxing environment to gather their thoughts prior to a meeting.

For an occupier the area is perfect for a break from their desk, a quiet zone to work in or the ideal spot for an informal meeting.



Manned Reception Desk



Touchdown Area



High-Speed WiFi





# Increase Your Heart Rate



With more and more people favouring two wheels for their daily commute, embracing cyclists is an essential component in the modern workplace. Optima offers secure cycle racks, invigorating showers, lockers, changing and drying facilities – everything cyclists and joggers could hope for to allow them to freshen up prior to getting their working day underway.



80 Cycle Racks



07 Showers



01 Changing Areas



01 Drying Room





# Upgrade Your Office

Our expansive second floor delivers excellent natural light creating a stimulating working environment. The space offers multiple configuration options allowing you to plan what works best for your business.

The floor plate has been designed for ease of subdivision to provide suites from approximately 5,000 sq ft.

Floor	Sq ft	Sq m
Second	12,101	1,124

## Specification



New raised access flooring



New fan coil units for energy efficient heating and cooling



New plank metal ceiling tiles



Dedicated male, female and accessible toilet facilities



New LED recessed lighting



EPC Rating A





# 2nd Floor

12,101 sq ft / 1,124 sq m

The floor plate has been designed for ease of subdivision to provide suites from approximately 5,000 sq ft.

## Floor Plan





# 2nd Floor

12,101 sq ft / 1,124 sq m

## Suite 1

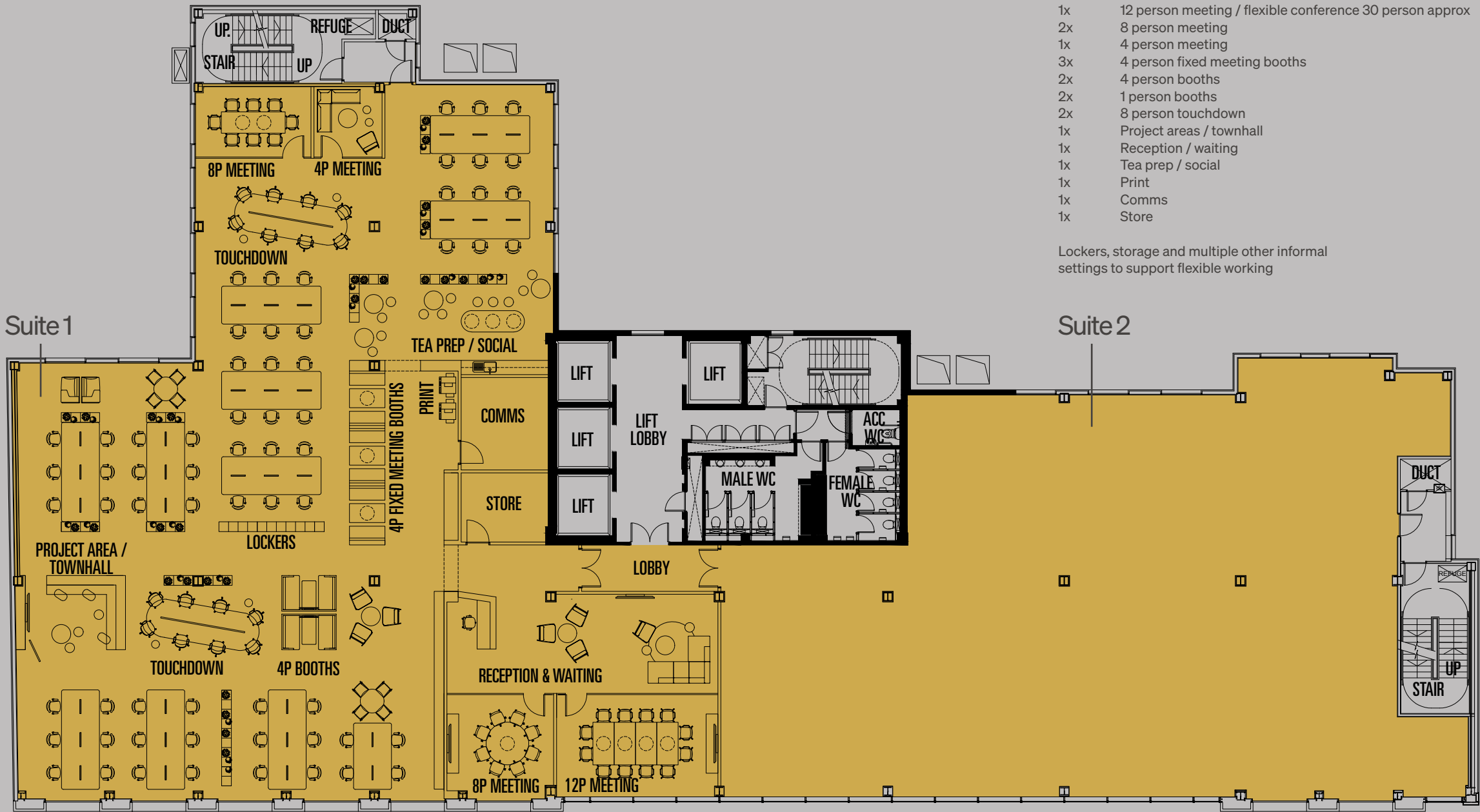
4,962 sq ft / 461 sq m

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## Suite 2

7,139 sq ft / 663 sq m

## Subdivision Plan



1:10 Density approx

- 64x 1400 × 800mm workstations
- 1x 12 person meeting / flexible conference 30 person approx
- 2x 8 person meeting
- 1x 4 person meeting
- 3x 4 person fixed meeting booths
- 2x 4 person booths
- 2x 1 person booths
- 2x 8 person touchdown
- 1x Project areas / townhall
- 1x Reception / waiting
- 1x Tea prep / social
- 1x Print
- 1x Comms
- 1x Store

Lockers, storage and multiple other informal settings to support flexible working





# 2nd Floor

12,101 sq ft / 1,124 sq m

## Space Plan





# Raise Your Game

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With Optima located within Glasgow's International Financial Services District (IFSD) the neighbouring occupiers include some of the UK's largest corporate organisations. Little wonder then that Barclays have chosen the location directly across the River Clyde for their new campus.

Neighbouring Occupiers

- 01 Education Scotland
- 02 Scottish Qualifications Authority
- 03 Barclays Campus
- 04 Department for Work and Pensions
- 05 Lloyds Banking Group
- 06 HM Courts & Tribunals Service
- 07 Atos
- 08 AON
- 09 Arrow
- 10 MacRoberts LLP
- 11 Scottish Government
- 12 BDO
- 13 JP Morgan
- 14 HMRC
- 15 BT
- 16 Criminal Injuries Compensation
- 17 Scottish Government





Coffee shops, sandwich bars and convenience stores in the immediate vicinity take care of the working day requirements while Optima's situation offers easy access to the extensive retail, dining and cultural opportunities that Glasgow has to offer.

With all forms of public transport conveniently nearby, getting to work couldn't be easier, and for those arriving by car, secure basement parking spaces within the building can be accessed from Robertson Street.

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# Amenity Amplified



River Clyde Waterfront  
Just outside the door at Optima



Patisserie Valerie  
Handmade cakes



Caffè Nero  
Italian style coffee house



Yotel  
Cutting-edge new hotel experience



Radisson Blu  
5 Star hotel



Co-op Food  
1 minute's walk from Optima



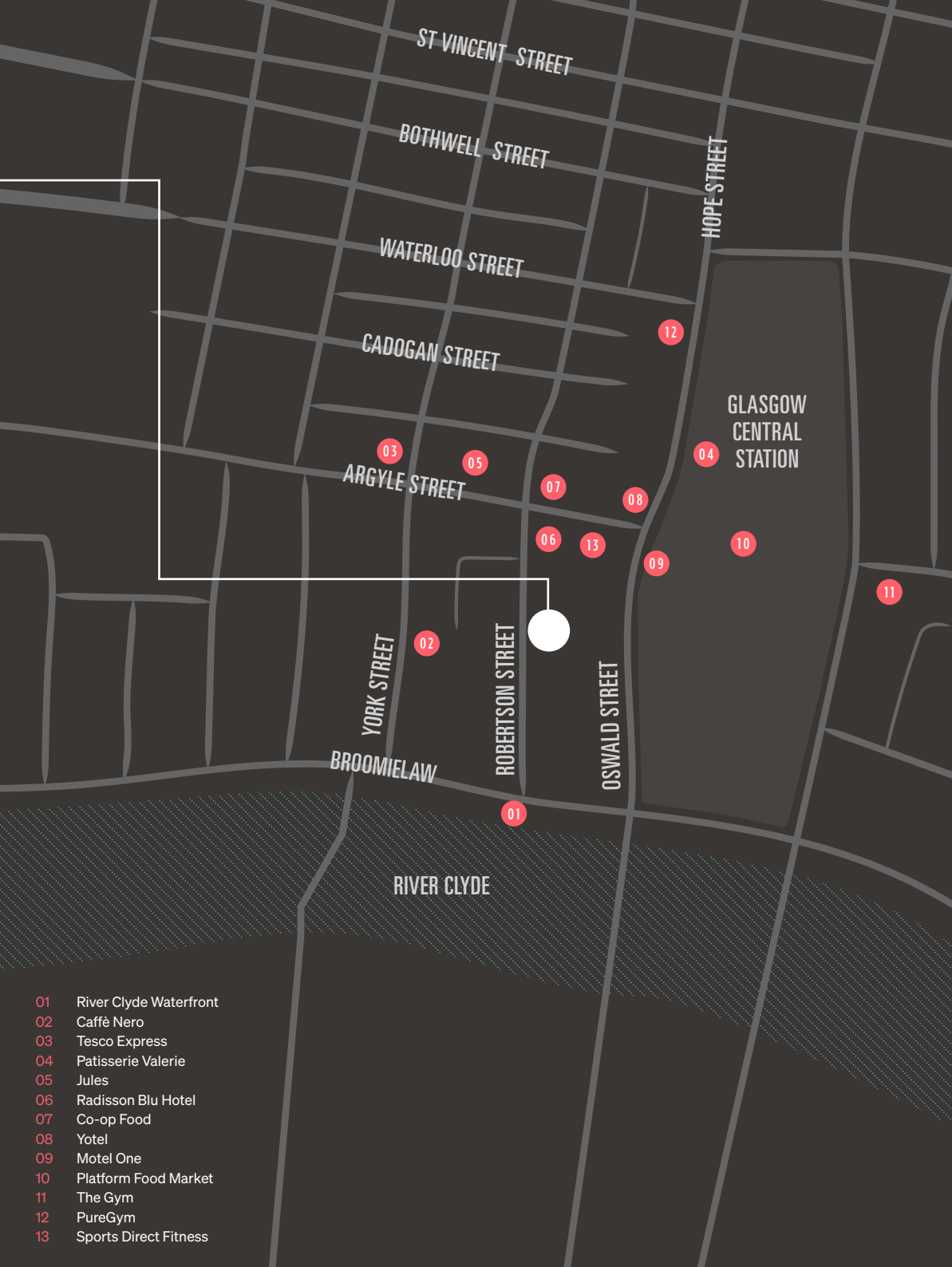
Motel One  
Affordable design hotel



Tesco Express  
3 minutes' walk from Optima



The Gym  
5 minutes' walk from Optima



- 01 River Clyde Waterfront
- 02 Caffè Nero
- 03 Tesco Express
- 04 Patisserie Valerie
- 05 Jules
- 06 Radisson Blu Hotel
- 07 Co-op Food
- 08 Yotel
- 09 Motel One
- 10 Platform Food Market
- 11 The Gym
- 12 PureGym
- 13 Sports Direct Fitness



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# Reach Out

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