

OLYMPIA

TO LET MODERN
OFFICES WITH
PRIVATE PARKING

UP TO 726 SQ M (7,814 SQ FT)

OLYMPIA
BRIDGETON CROSS
GLASGOW G40 5QH



THE BIG PICTURE



OLYMPIA IS LOCATED AT THE CENTRE OF BRIDGETON CROSS, IN THE HEART OF GLASGOW'S EAST END COMMUNITY WHICH BENEFITS FROM AN ARRAY OF LOCAL RETAIL AND LEISURE FACILITIES

Bridgeton Cross is uniquely positioned, mid-way between the city centre and the Forge Shopping Centre, both less than 5 minutes' drive and both easily accessible by public transport. Glasgow Green is an easy walk from the Olympia, a great place to stretch your legs at lunchtime and enjoy the city's oldest park on the north bank of the River Clyde.

OLYMPIA BUILDING

The prestigious Grade B listed Olympia is a historic landmark and is of architectural importance in Scotland. It has served the East End community for over 70 years, originally as a variety theatre and then in the 1930's as a popular cinema.

Following comprehensive redevelopment, contemporary office space is now provided behind the partly retained stone façade, together with a new home for Bridgeton public library on the ground floor.

The National High-Performance Centre for Boxing is based on the first floor and the top two floors house employees from The University of Glasgow and Clyde Gateway.

SURROUNDINGS

Bridgeton Cross is developing into a new civic quarter. The Scottish Trade Union Congress new headquarters has recently been completed and sits direct across from the Glasgow Woman's Library. Glasgow City Council and Police Scotland are also significant occupiers in the area.

OLYMPIA



Floor before existing fit out.



OLYMPIA

2ND FLOOR
UP TO 726 SQ M
(7,814 SQ FT)
OF OPEN PLAN,
FLEXIBLE OFFICE SPACE





AMENITIES
 The East End of Glasgow is home to many of the City's best amenities.

SPECIFICATION

- BREEAM Excellent
- B Rated EPC
- Open plan floor plate design
- Raised access floors with integrated floor boxes
- Suspended lighting with energy saving sensors
- Gas central heating
- Natural ventilation via opening windows
- Kitchen and board room facilities
- Male, female and ambulant toilets
- Shower facilities
- Secure car parking and bicycle racks
- 4 secure car parking spaces and bicycle racks

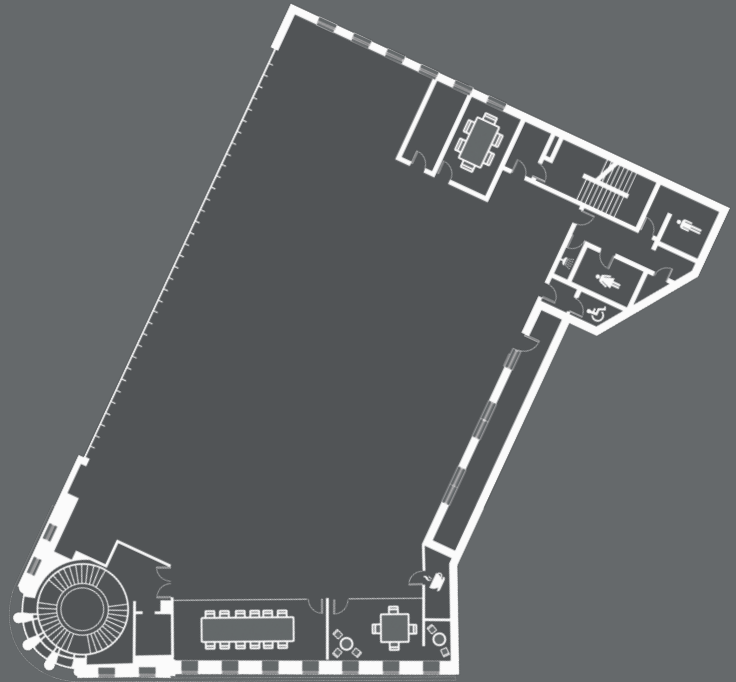
AVAILABILITY

Entire self-contained 2nd floor, extending to 726 sq m (7,814 sq ft) can be made available. The floor is presently sub-divided to provide two office suites; however, the landlord will remove the sub-division to accommodate a letting of the entire floor.

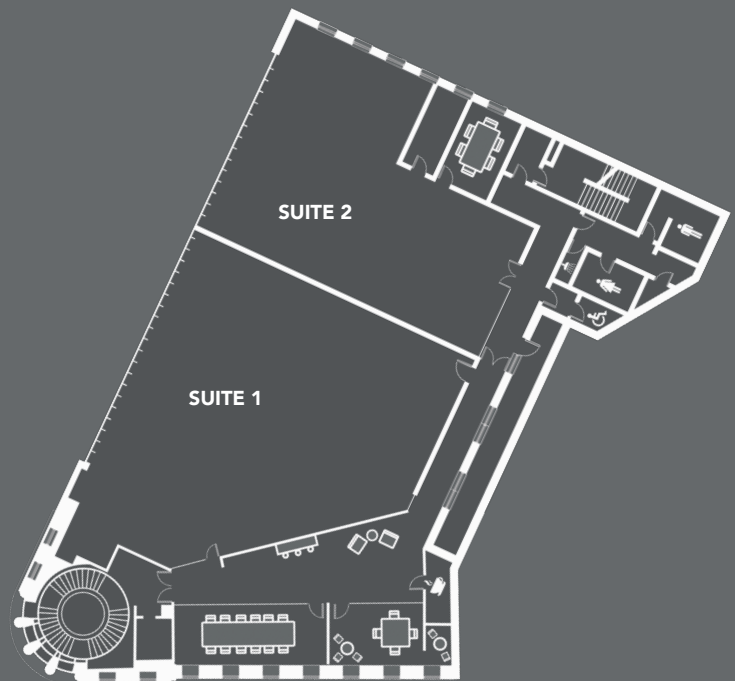
Alternatively, Suite 1 of 312 sq m (3,358 sq ft) is available for immediate occupation; whilst Suite 2, which is presently occupied by the landlord, Clyde Gateway, can be made available to facilitate a larger letting.

The two existing office suites benefit from a shared break-out area, meeting rooms, kitchen and toilets.

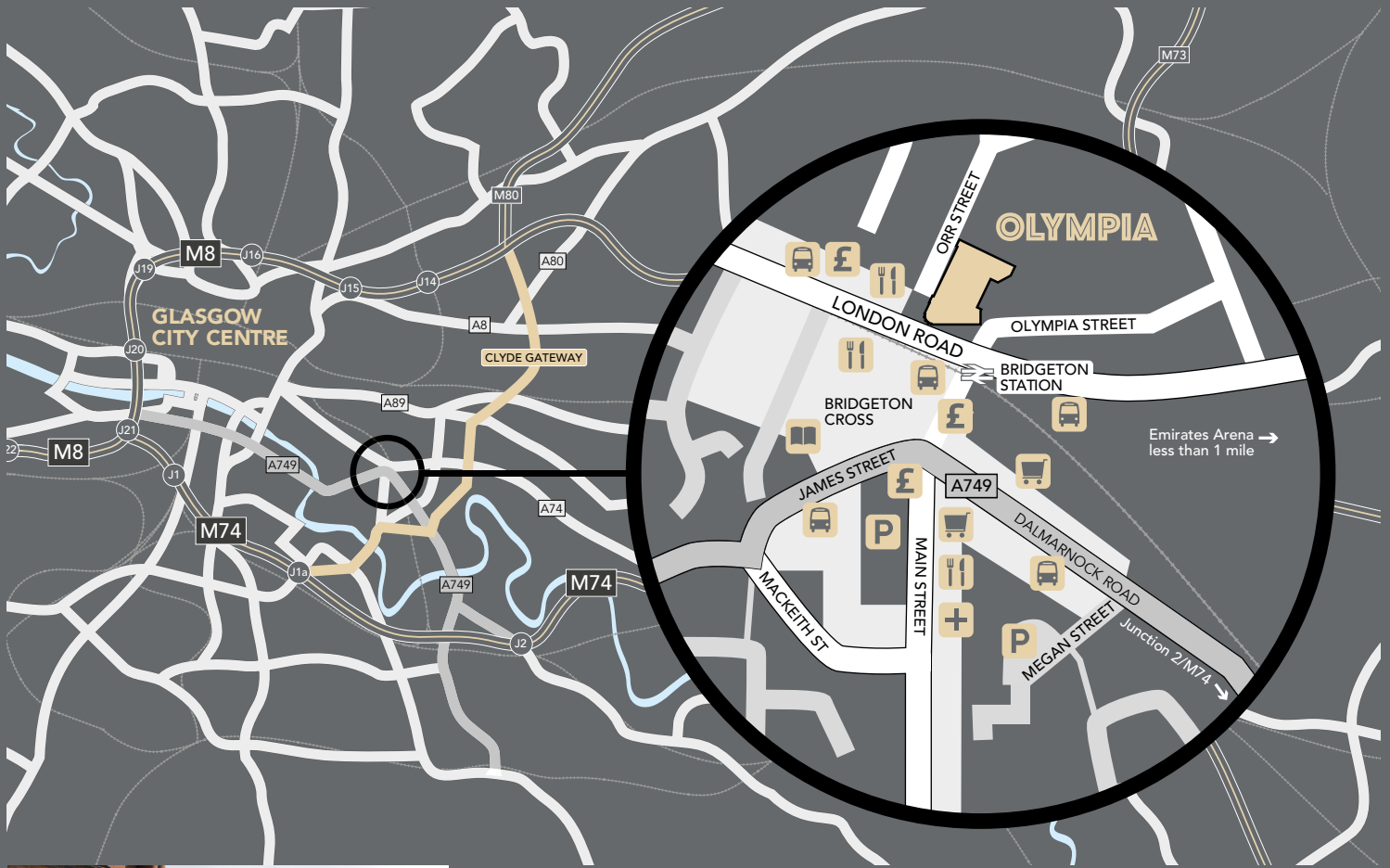
Additional parking spaces may also be available on a flexible basis; however the close proximity of bus and rail transport means that staff have the option to make use of convenient and sustainable means of transport.



2ND FLOOR ONE SUITE OPTION
726 SQ M (7,814 SQ FT)



2ND FLOOR TWO SUITE OPTION
SUITE 1 312 SQ M (3,358 SQ FT)
SUITE 2 240 SQ M (2,583 SQ M)



DIRECTLY ACROSS FROM BRIDGETON RAIL STATION WITHIN MINUTES OF THE CITY CENTRE

RAIL: Olympia is opposite Bridgeton Station, offering 4 trains per hour each way to Glasgow Argyle St (3 mins); Glasgow Central (5 mins); SECC (10 mins). Onward routes from Glasgow connect to all key stations in Scotland and across the UK.

BUS: Excellent bus routes with 16 services per hour linking to the City Centre.

BIKE: Bridgeton is well serviced by cycle routes. On-street bike racks.

CAR: Easy access to M8; M73; M74; M77; connecting city centre (8 mins); Glasgow International Airport (20 mins); Edinburgh International Airport (50 mins).

**FOR FURTHER
INFORMATION:**

**GRAHAM
SIBBALD**
0141 332 1194

mark.gillies@g-s.co.uk
tom.conway@g-s.co.uk

Ryden.co.uk
0141 204 3838

gillian.giles@ryden.co.uk
scott.farquarson@ryden.co.uk

Clyde Gateway, Ryden and Graham & Sibbald give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Ryden and Graham & Sibbald has any authority to make or give representation or warranty in relation to this property. June 2022.