



**SENTINEL**

GLASGOW





SENTINEL

**ONE OF GLASGOW'S  
MOST DISTINCTIVE  
LANDMARK  
OFFICE BUILDINGS**

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# AN AWARD WINNING ICON

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One of Glasgow's most distinctive office buildings, Sentinel has undergone a comprehensive refurbishment to provide outstanding Grade A office space over 9 floors.

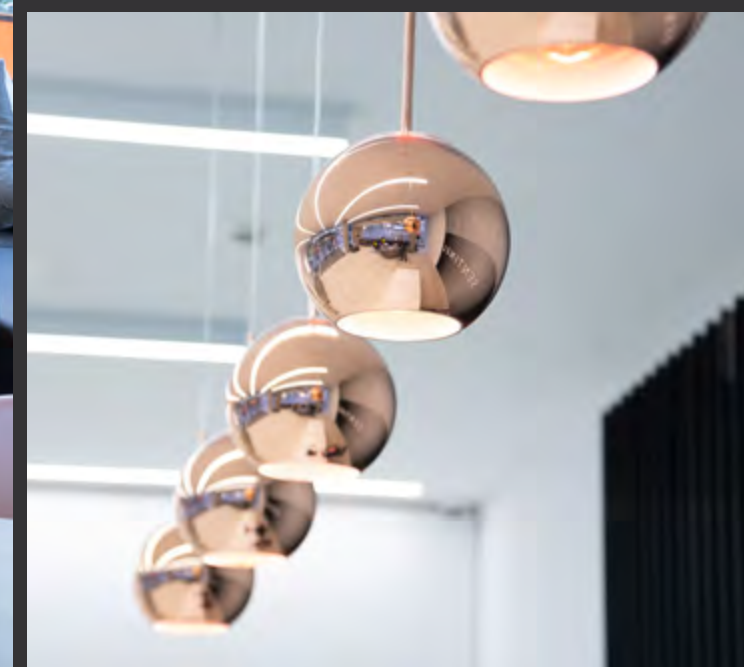
Following successful leasing activity Sentinel is now home to International occupiers Chubb & Sedgwick International UK and DWF Law. Sentinel now offers 39,000 sq ft of exemplary workspace with the 9th floor boasting an extensive dedicated roof terrace.





# A WELCOMING AMBIENCE

Delivering an outstanding sense of arrival, the manned reception area features high quality finishes and furnishings create a modern and refined feel. Comfortable breakout spaces offer the ideal informal environment where occupiers and visitors can touch down prior to their meeting / appointment.





# IN A NEW LIGHT

The full height glazing on three of Sentinel's elevations floods the office floors with natural light and the upper floors enjoy panoramic views across the city.



## Summary Specification

- 39,430 sq ft of Grade A office space
- 9,130 sq ft flexible open plan floor plates
- 18,268 sq ft let to Sedgwick International UK
- 18,260 sq ft let to Chubb Limited
- The 9th floor offers stunning 360° panoramic views over the city
- Large roof terrace on the 9th floor
- New remodelled lobby and reception area
- New Boon Edam Swing Speed Gates
- New VRF air conditioning system
- LED lighting
- 2.7m floor to ceiling height
- Male, female and accessible toilets on all floors
- 3 new 13 person high speed Mitsubishi passenger lifts
- New wellness facilities including, dedicated female & male showers, locker rooms and drying space
- 13 secure basement car parking spaces
- 38 cycle racks
- EPC 'B+'
- WiredScore 'Gold' rating



# BREATHING SPACE

The 9th floor at Sentinel offers 6,150 sq ft of exemplary workspace that gives stunning 360° panoramic views over the city and boasts an extensive dedicated roof terrace.





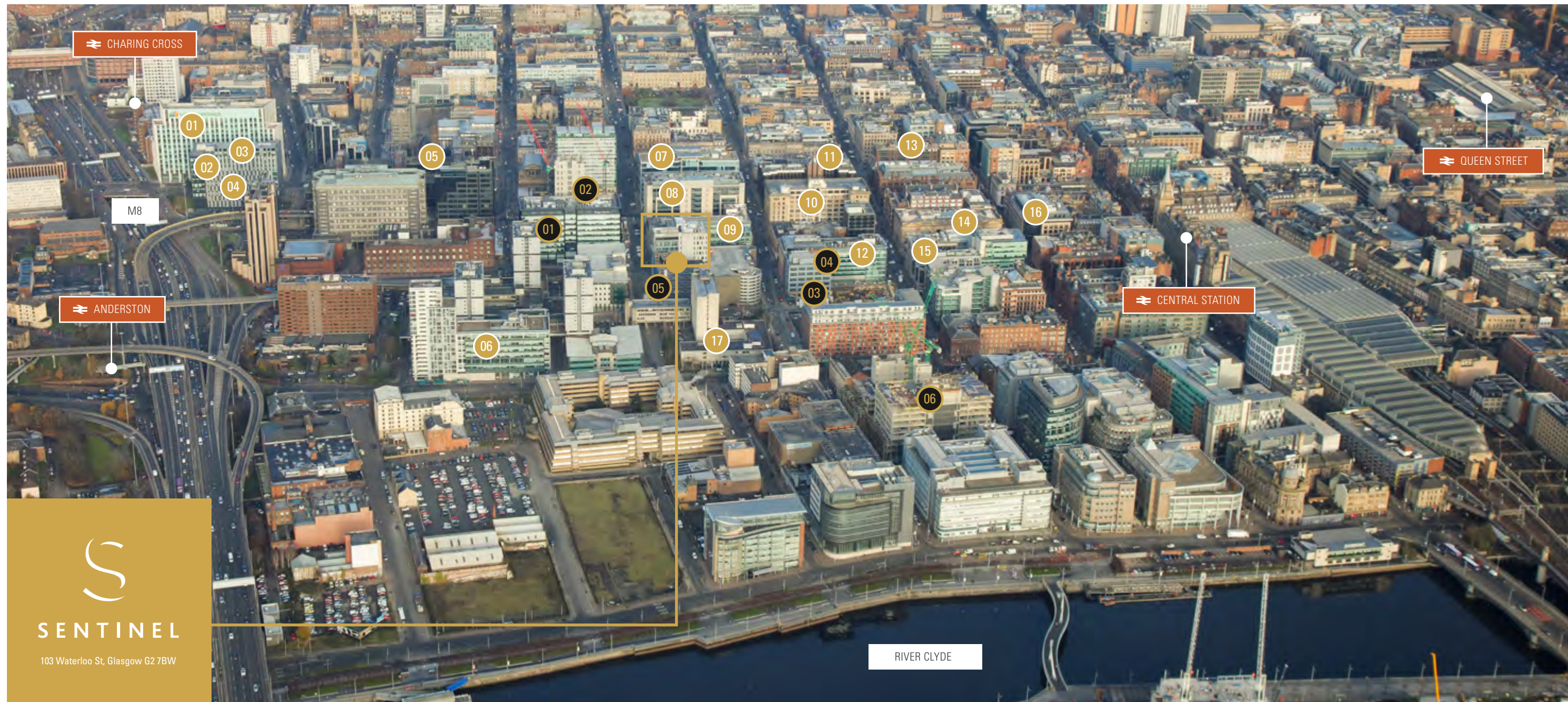
# IN GOOD COMPANY

### Neighbouring Occupiers

- 01 Scottish Power
- 02 KPMG
- 03 Zurich
- 04 Wood Group
- 05 Santander
- 06 AXA
- 07 Barclays
- 08 PWC
- 09 Arthur J Gallagher
- 10 Jacobs
- 11 Student Loans Company
- 12 Barclays
- 13 Skyscanner
- 14 Abellio
- 15 JP Morgan
- 16 Hymans Robertson
- 17 Teleperformance

### Projects Completed / Planned

- 01 150,000 sq ft Morgan Stanley headquarters at Bothwell Plaza on 122 Waterloo Street
- 02 300,000 sq ft 177 Bothwell St (110,000 sq ft pre let to Clydesdale Bank)
- 03 275,000 sq ft The Grid on Cadogan Street
- 04 95,000 sq ft Cadworks on Cadogan Street
- 05 35,000 sq ft The Ink Building on Cadogan Street
- 06 280,000 sq ft Atlantic Square on York Street






LOCATION

# PERFECTLY PLACED



<b>Walk</b>		
Q-Park public car park		Less than 1 minute
Airport Bus Stop		1 minute
Nextbike Glasgow		1 minute
Central Station		4 minutes
Buchanan Street Subway		10 minutes
Queen Street Station		11 minutes

<b>Drive</b>		
Junction 19 M8		1 minute
Glasgow Airport		15 minutes

-  Airport Bus Route
-  Airport Bus Stop



**S**  
SENTINEL  
103 Waterloo St, Glasgow G2 7BW

# WEALTH OF AMENITIES





## FLOOR PLAN

# HIGHLY FLEXIBLE SPACE

The floor plates at Sentinel have been designed to suit whatever your business requires. All floors benefit from triple aspect floor to ceiling glazing that maximises natural light.

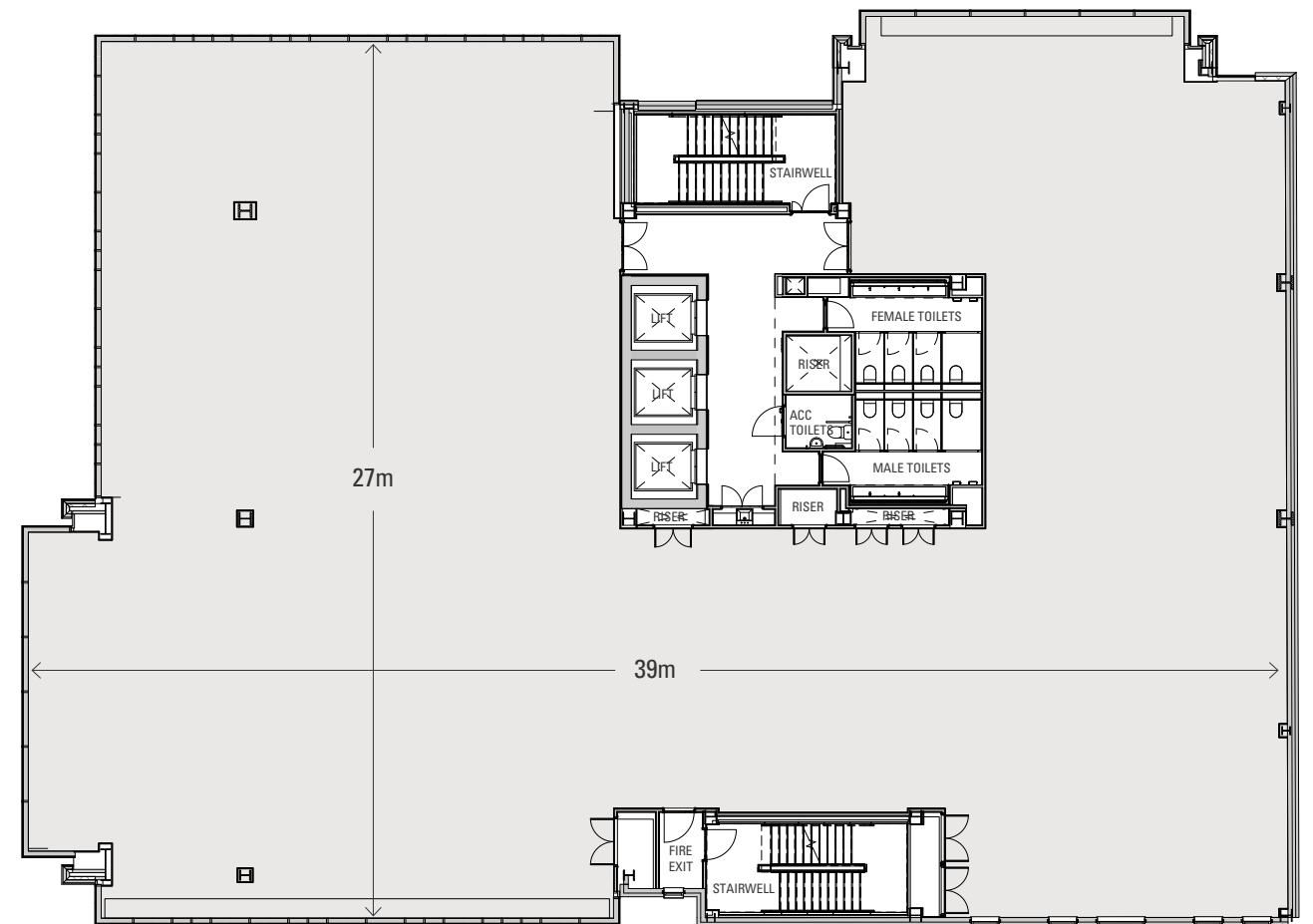
Floor	Sq ft	Sq m
9th	6,150	571
8th	DWF	
7th	8,868	824
6th	Sedgwick International UK	
5th	Sedgwick International UK	
4th	9,132	848
3rd	9,130	848
2nd	Chubb	
1st	Chubb	
Ground (available Q4 2021)	6,150	571
<b>Total</b>	<b>39,430</b>	<b>3,663</b>

Please note that floor areas are IPMS



## Typical floor

CEILING HEIGHTS - 2.7M CLEAR  
RAISED ACCESS FLOOR VOID 130MM

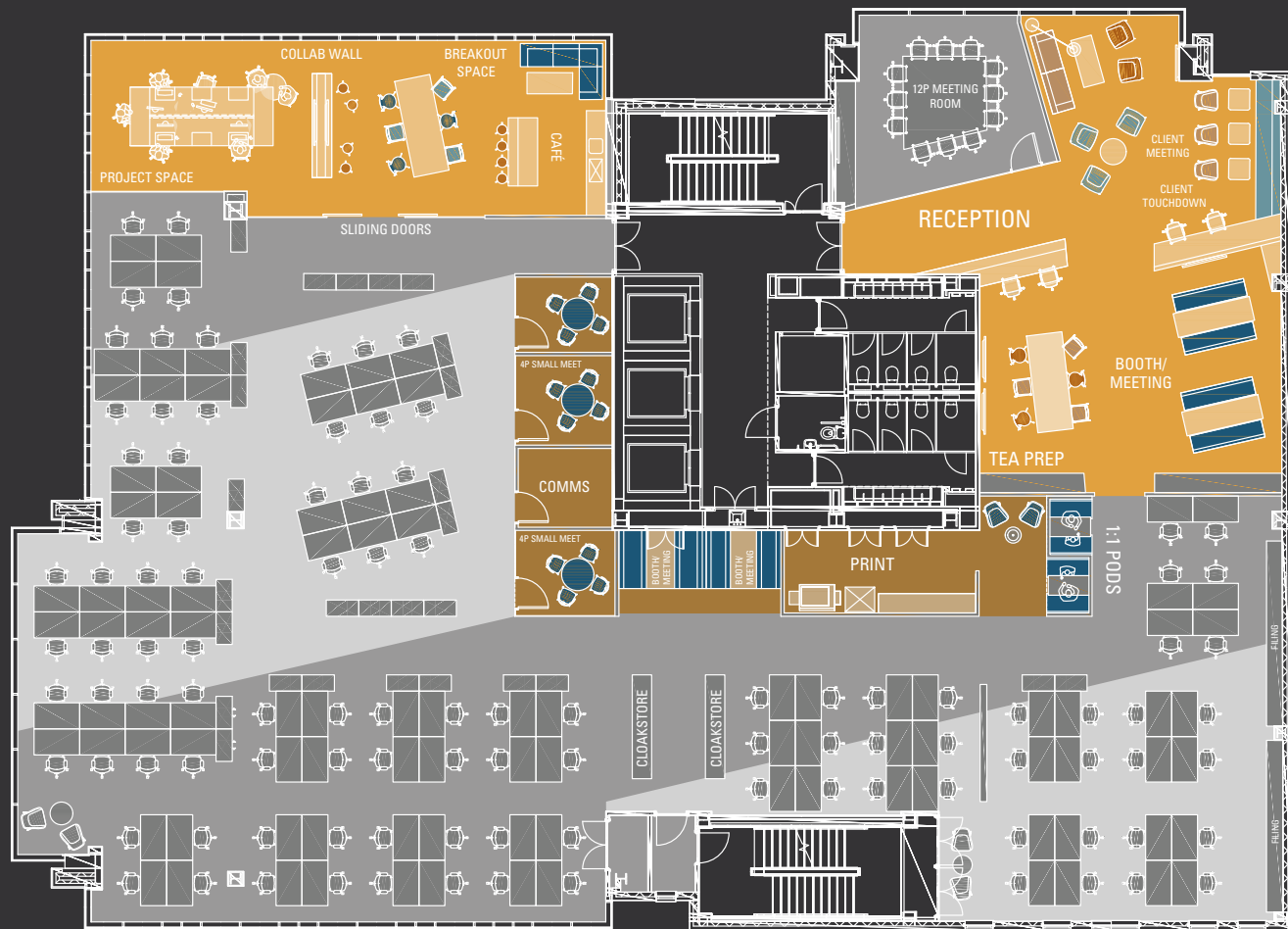




# SPACE TO PLAN

1:8  
104 Desks

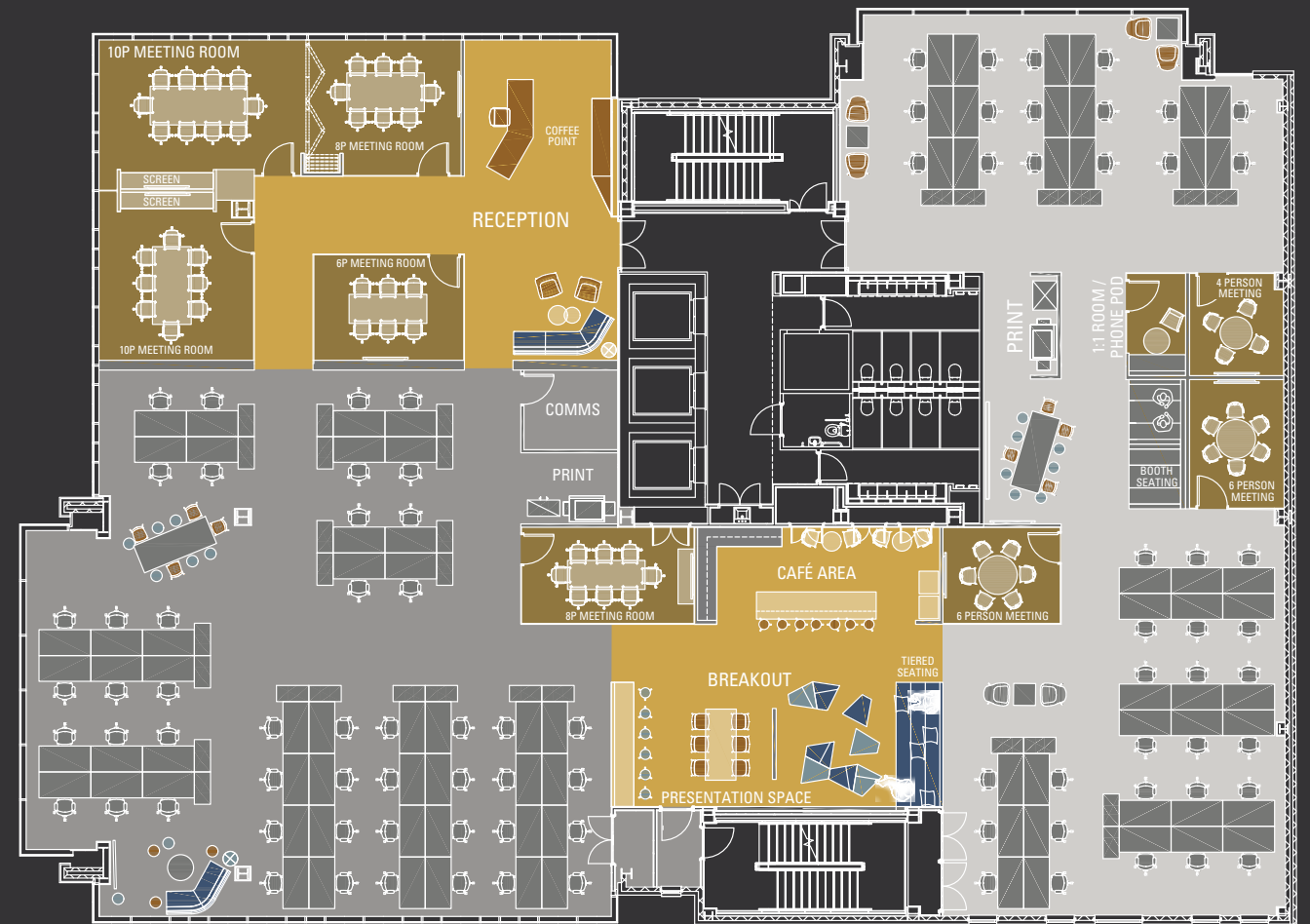
- 1 x RECEPTION AND CLIENT LOUNGE
- 1 x CLIENT MEETING ROOM
- 104 x 1400 x 800 DESKS
- 3 x INTERNAL MEETING ROOMS
- 2 x INTERNAL BOOTHS
- 2 x INTERNAL 1:1 PODS
- 4 x STAFF BREAKOUT AREAS
- 1 x FOCUS SPACES
- 1 x PRINT AREAS
- 1 x CAFÉ AREA
- 1 x COMMS HUB



SENTINEL

1:10  
88 Desks

- 1 x RECEPTION AND CLIENT LOUNGE
- 4 x CLIENT MEETING ROOMS
- 88 x 1600 x 800 DESKS
- 4 x INTERNAL MEETING ROOMS
- 3 x INFORMAL COLLABORATION SPACES
- 3 x 1:1 ROOMS / BOOTHS
- 4 x STAFF BREAKOUT AREAS
- 2 x PRINT AREAS
- 1 x TEA PREP
- 1 x CAFÉ AREA
- 1 x COMMS HUB
- 1 x PRESENTATION SPACE





# A STYLISH ARRIVAL





# SPECIFIED FOR COMFORT



## ENTRANCE FOYER:

- Extension to reception space with all new curtain walling system including a new feature "projecting" box on Douglas Street Elevation.
- Full refurbishment of all finishes, including new feature wall finishes and branding / signage, and the addition of new speed gates.
- Modern palette of materials throughout the reception foyer including concrete, metal and timber with rose gold highlights by way of feature pendant lights.
- Dedicated seating area with a mix of armchairs and coffee tables and TV screens.
- Large format ceramic tiling to floor with localised entrance matting and carpeted zone to waiting area.
- New plasterboard ceiling with new lighting design.
- New bespoke reception desk finished in a solid surface

## OFFICE AREAS (FLOORS 1-9):

- Perforated suspended ceiling (SAS system 330 1200x300mm throughout with plasterboard margins.)
- New raised access floor tiles with a 130mm void.
- All new internal doors, including all riser doors.
- All new decoration throughout to the existing plasterboard walls and skirting.
- New lighting
- Comprehensive refurbishment of the large 9th floor external terrace area with renewed surfaces and weather resilient furnishings

## TOILET CORE

### (GROUND FLOOR & FLOORS 1-9) – FIT OUT:

- Ceramic tiling to floor & feature tiled wall.
- Feature wash trough with integrated vanity shelf & under counter waste bin.
- Full height flush cubicle system
- Integrated towel dispensers & wall mounted hand driers
- Plasterboard ceiling with in-set plain metal ceiling tiles for access to services (SAS System 330 600x300mm)

## LIFT LOBBY (GROUND FLOOR & FLOORS 1-9) – FIT-OUT:

- Full refurbishment of all finishes.
- Ceramic tiling to floor.
- Plasterboard ceiling with in-set plain metal ceiling tiles for access to services (SAS System 330 600x300mm)
- New internal doors throughout.
- Feature wall finish incorporating signage.
- Dedicated signage zones

## STAIR CORE:

- Ceramic tiling to landings and half landings.
- All new decoration throughout to the existing plasterboard walls and skirting.
- New lighting.
- New signage on main Landings.

## BASEMENT:

- New wellness facilities including separate male and female shower / changing rooms with lockers and vanity unit. (4 Male showers, 3 Female showers & 1 Acc. Shower. 8 total)
- New Cycle storage area with 38 industry leading cycle racks and separate drying room.
- Fully accessible shower & Toilet
- Full height flush cubicle system
- New decoration throughout existing lift lobby

## SERVICES:

- VRF (air conditioning) systems replaced with new indoor fan coil units in the ceiling void and external condensers on the roof, along with new controls linked to the BMS
- Replaced on a floor by floor basis.
- Replacement of the main AHU's on the roof
- New BMS (Building Management System)
- New lighting control system
- New LED lights throughout the common and tenant parts of the building
- New fire alarm system, Voice Alert evacuation system installed
- New Mitsubishi lifts to provide a 2.5m/s travel speed. Destination controls have been fitted to enhance the user experience





# CONTACT

For further information, please contact:

**Colin Mackenzie**

colin.mackenzie@knightfrank.com

0141 566 6024

**Sarah Hagen**

sarah.hagen@knightfrank.com

0141 566 6987



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**Phil Reid**

phil@philreidassociates.com

0141 225 5168



[sentinelglasgow.com](https://www.sentinelglasgow.com)

103 Waterloo St, Glasgow G2 7BW

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