

# THE ALBUS

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Bridgeton | Glasgow | G40 3AP

Grade A office building  
uniquely located in the heart  
of Glasgow's east end.

2,070 sq ft available

Great space in the right place



# THE ALBUS

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## Unit 7, THE ALBUS

The suite, provides a bright open plan accommodation extending to 2,070 sq.ft. with 3 dedicated car parking spaces.

The energy efficient office offers a Tenant a contemporary design with full height windows, raised access flooring, pre-installed fiber cabling and an overhead heating system.

As such, the building was a winner of the 2015 British Council for Offices award and also won the Scottish Property Award for architectural excellence in 2015.

The building is home to well known Scottish businesses 'Peebles Publishing, Made Brave and Cloud Cover IT.



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## THE ALBUS Space

The regular, flexible and efficient floorplate allow easy space planning to accommodate any occupiers.

The full height floor to ceiling glazing creates an excellent working environment for the modern business.



## THE ALBUS Situation

THE ALBUS IS LOCATED ON BROOK STREET IN THE MILE END BUSINESS DISTRICT, WITHIN EASY REACH OF GLASGOW CITY CENTRE.

The location is well served by public transport, helping companies with their ever pressing ESG credentials. Bridgeton rail station and frequent bus services provide ready access to Glasgow and its wider conurbation. Access and egress to and from the motorway network are directly available via both London Road and the Clyde Gateway. Dedicated cycle routes connect to the National Cycle network.

### Rail to Bridgeton Station

Glasgow Central	4 mins
Argyle Street	3 mins
West End	20 mins



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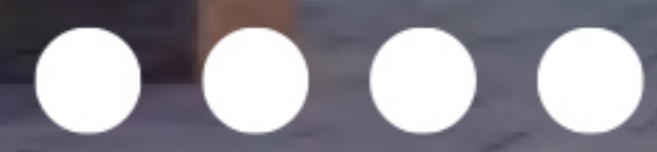
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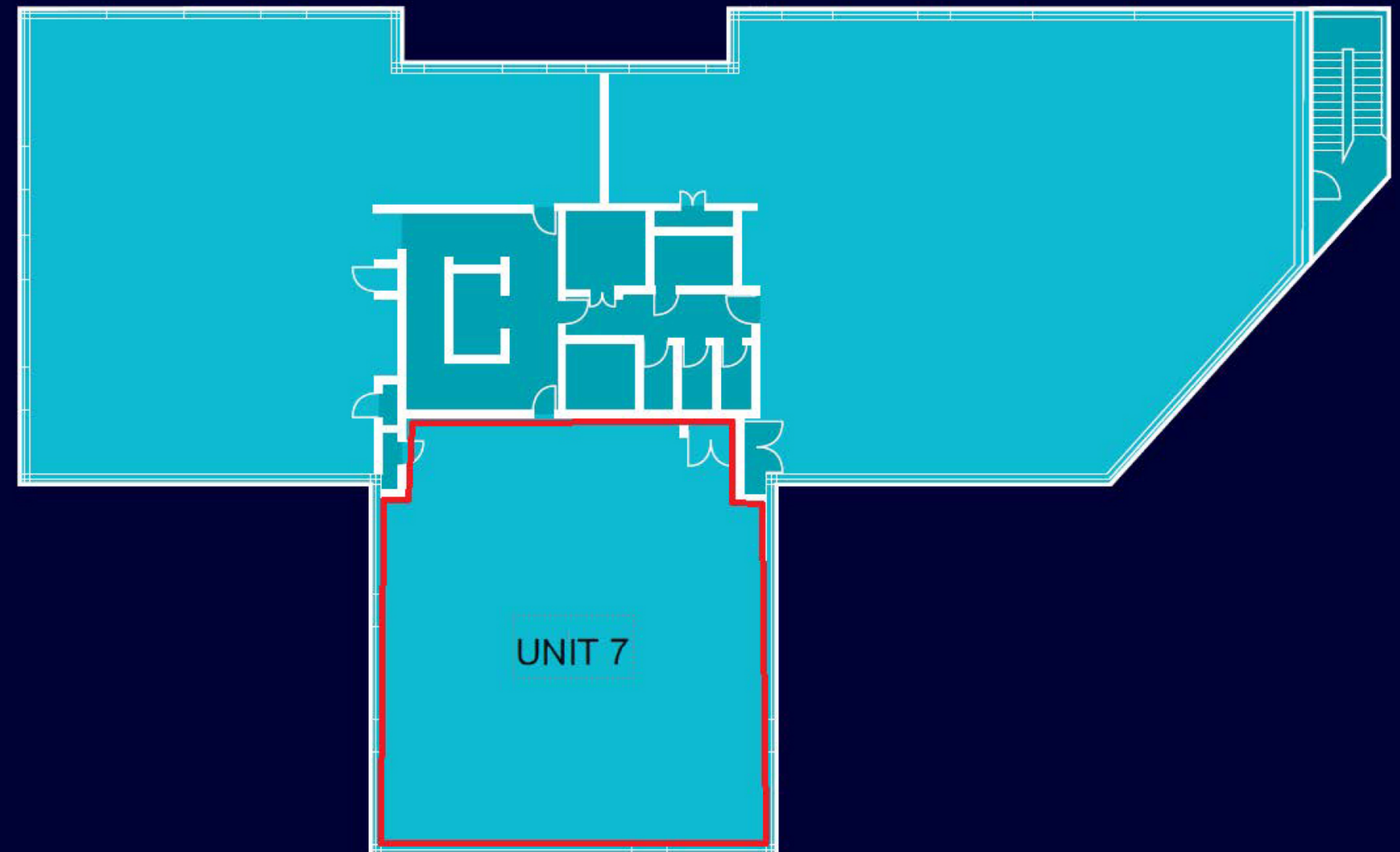
## THE ALBUS Specification

- Feature Entrance
- Raised access flooring throughout
- Exposed ceiling / services look
- LED Lighting to be installed
- 1GB of pre-installed fibre
- Existing Tenant fit out in situ
- Shower & Toilet Facilities on each floor
- 3 dedicated parking spaces plus on street parking
- Sheltered Bicycle store
- EPC Rating of "B"
- BREEAM rating of "Very Good"
- Equality act access compliant

## THE ALBUS Running Costs

- Rateable Value - £25,250
- Service Charge - £7/sq.ft. (23/24)
- RENT - **On Application**

## ILLUSTRATIVE FLOOR PLATE



## THE ALBUS Terms

Our client is seeking To Let the premises on a new Full Repairing and Insuring Lease, incorporating 5 yearly rent reviews.

## THE ALBUS Availability

Floor		Sqft	Sqm
2	Unit 7	2,070	192.30



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**THE ALBUS Enquiries** – All enquiries should be made through the joint letting agents.



**GRAHAM  
SIBBALD**

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