

OPTIMA

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

Scale Up

OPTIMA



Click [HERE](#) to view the film



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



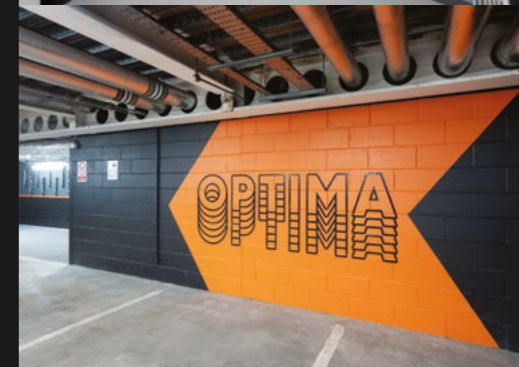
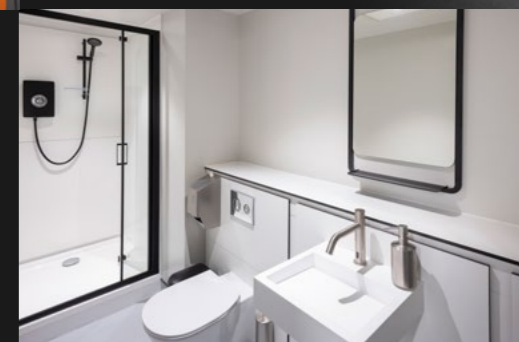
07 Showers



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 plank metal ceiling tiles
-  New LED recessed lighting
-  New fan coil units for energy efficient heating and cooling
-  Dedicated male, female and accessible toilet facilities
-  EPC Rating A

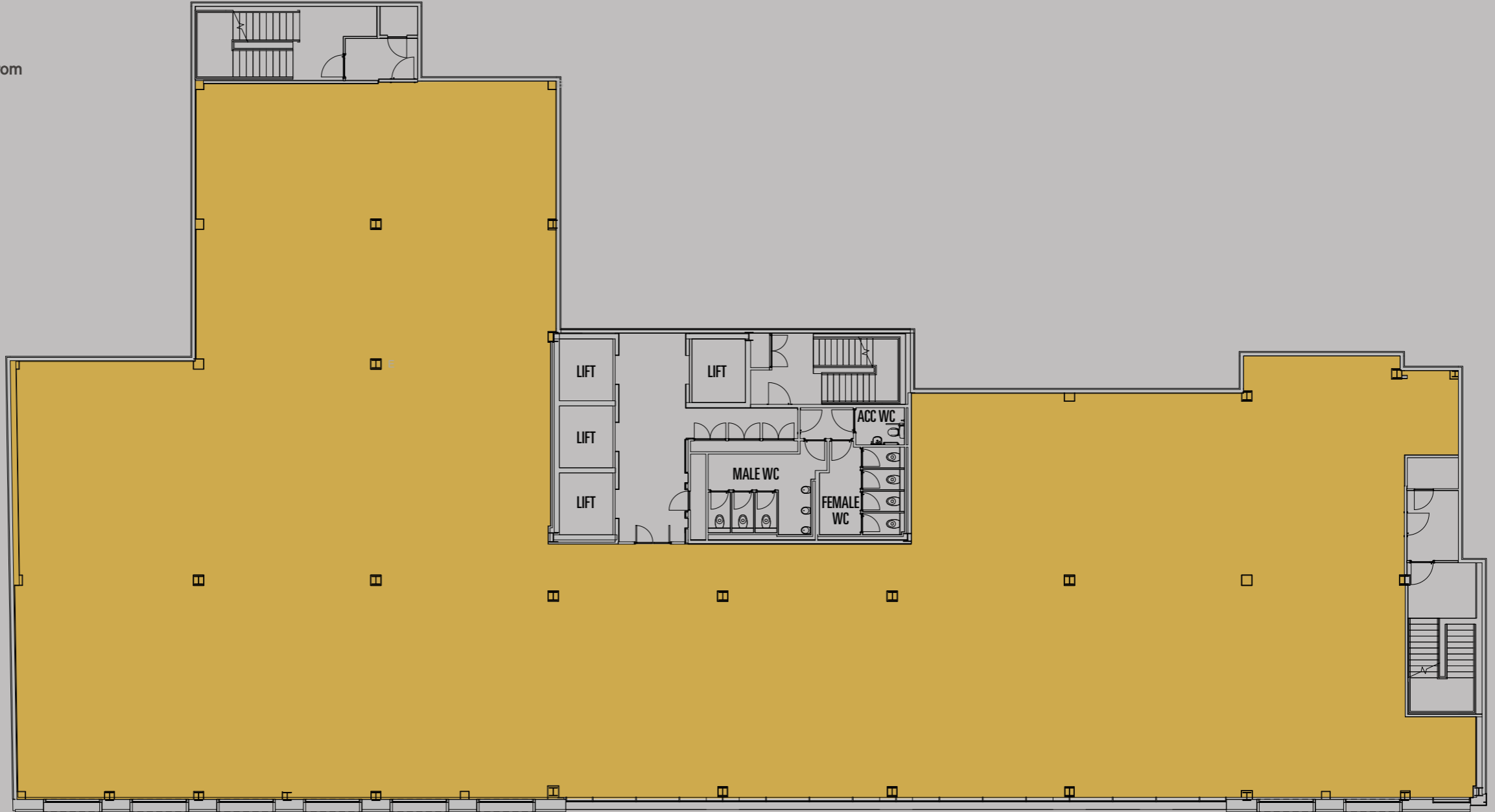


2nd Floor

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

Suite 2

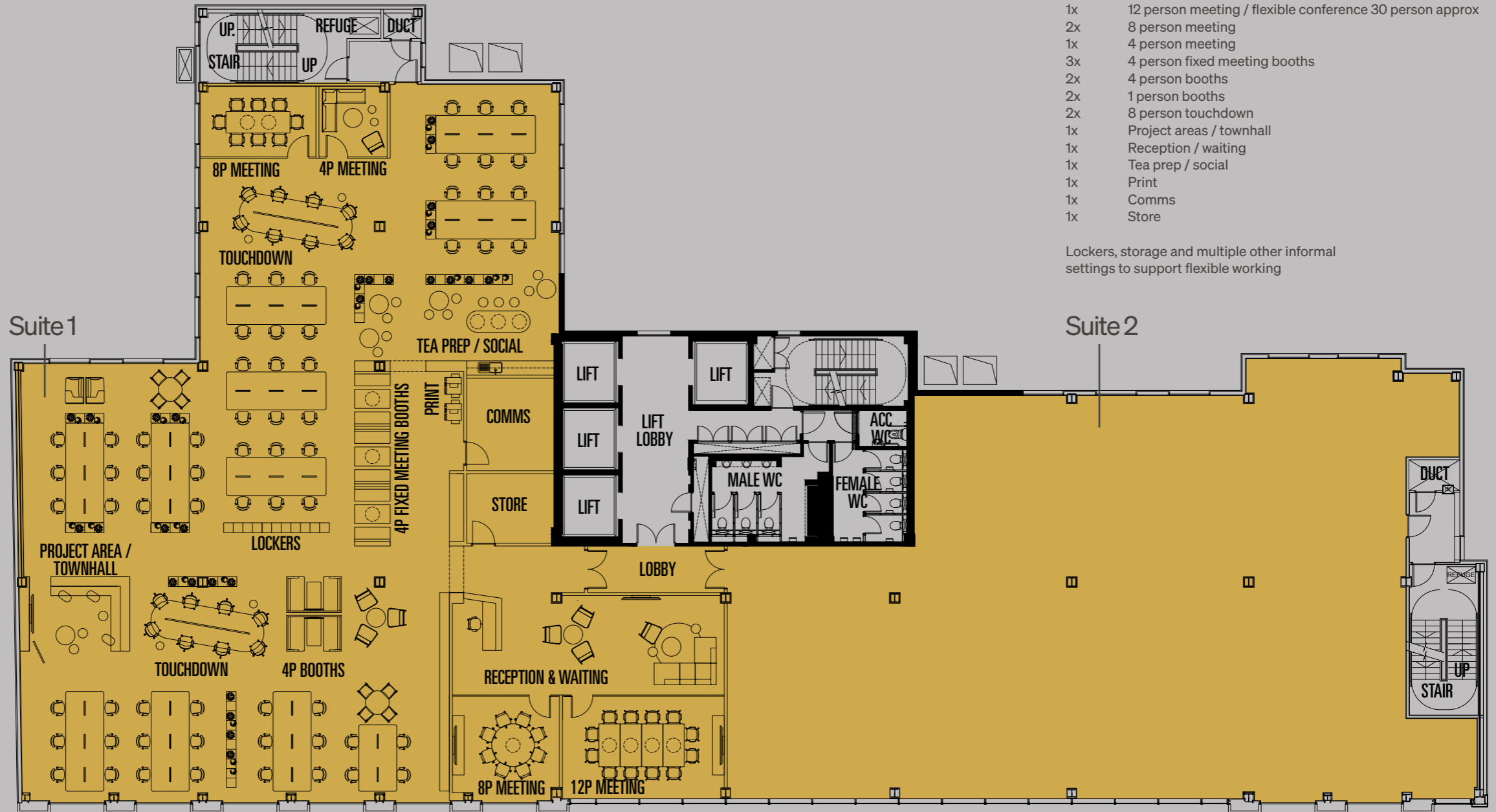
7,139 sq ft / 663 sq m

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



- 80x 1400x800mm workstations
- 12x Touchdown desks
- 6x Quiet work booths
- 3x 6 person sheds
- 3x 4 person open or closed booths
- 3x 2 person booths
- 3x Phone / VC booths
- 1x Tea prep / dining / collaboration space
- 1x 2 person reception
- 1x 4x person waiting
- 1x 4 person meeting room
- 1x 6 person meeting room
- 2x 6-8 person meeting room (14-16 person combined)
- 1x Medium town hall (1x large when combined with small town hall)
- 1x Small town hall
- 11x Store
- 1x Comms room
- 11x Miscellaneous collaboration spaces



Raise Your Game

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

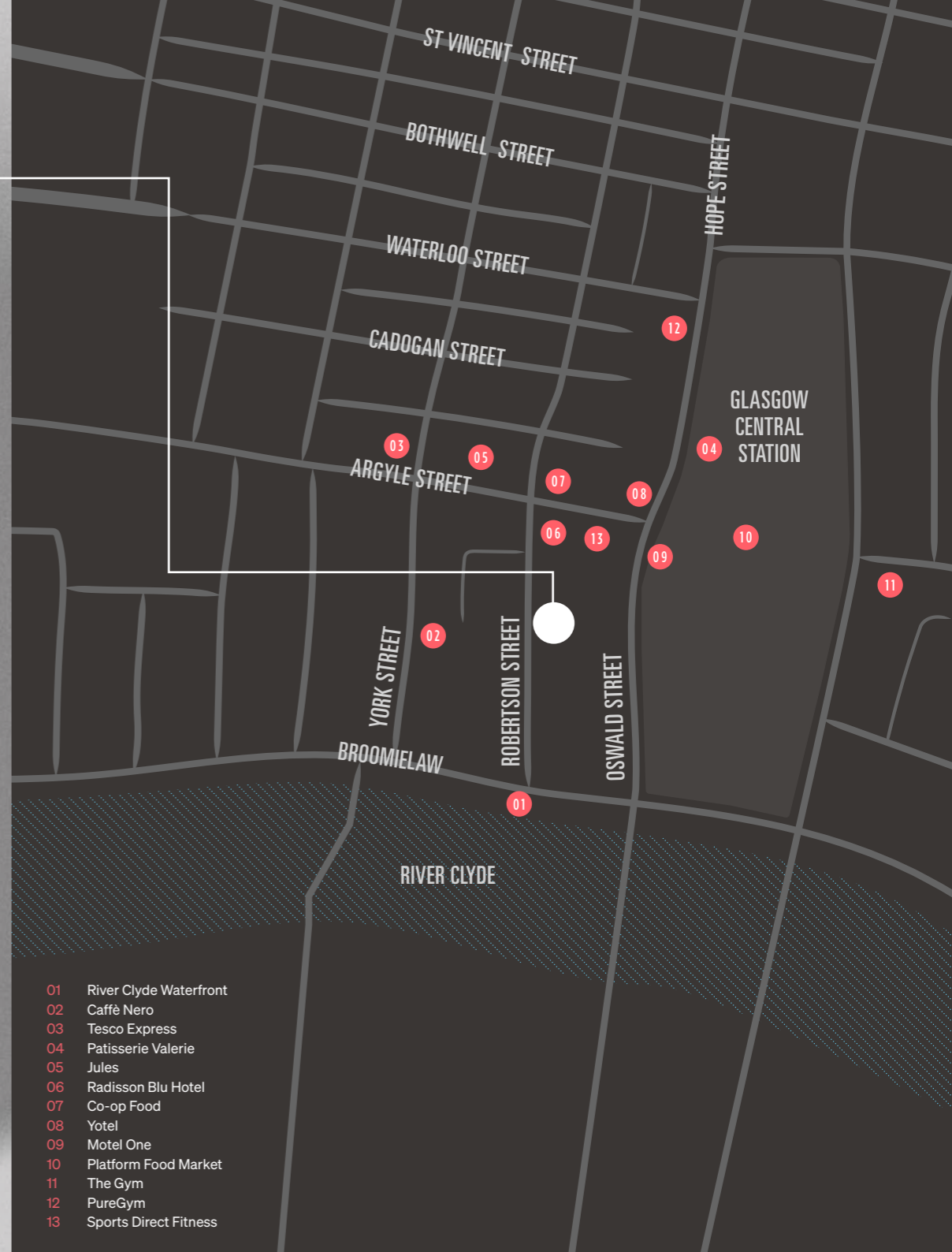


Coffee shops, sandwich bars and convenience stores in the immediate vicinity take care of the working day requirements while Optima's situation offers easy access to the extensive retail, dining and cultural opportunities that Glasgow has to offer.

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.

OPTIMA

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

OPTIMA

Reach Out

Gillian Giles

gillian.giles@ryden.co.uk
0141 270 3100

Scott Farquharson

scott.farquharson@ryden.co.uk
0141 204 3838

Ryden.co.uk
0141 204 3838

Sarah Hagen

sarah.hagen@knightfrank.com
0141 566 6987

James Couper

james.couper@knightfrank.com
0141 566 6021

 **Knight
Frank**
0141 221 9191



Click [HERE](#) to view the film

Ryden LLP / Knight Frank LLP give notice to anyone who may read these particulars as follows: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Ryden LLP nor Knight Frank LLP has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller's or lessor's. 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source's and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives exchange, required to enable the agents to meet their respective obligations under the Regulations, July 2023.

