



**Second Floor To Let**  
7,959 sq ft (739.42 sq m)

**cuprum**  
GLASGOW

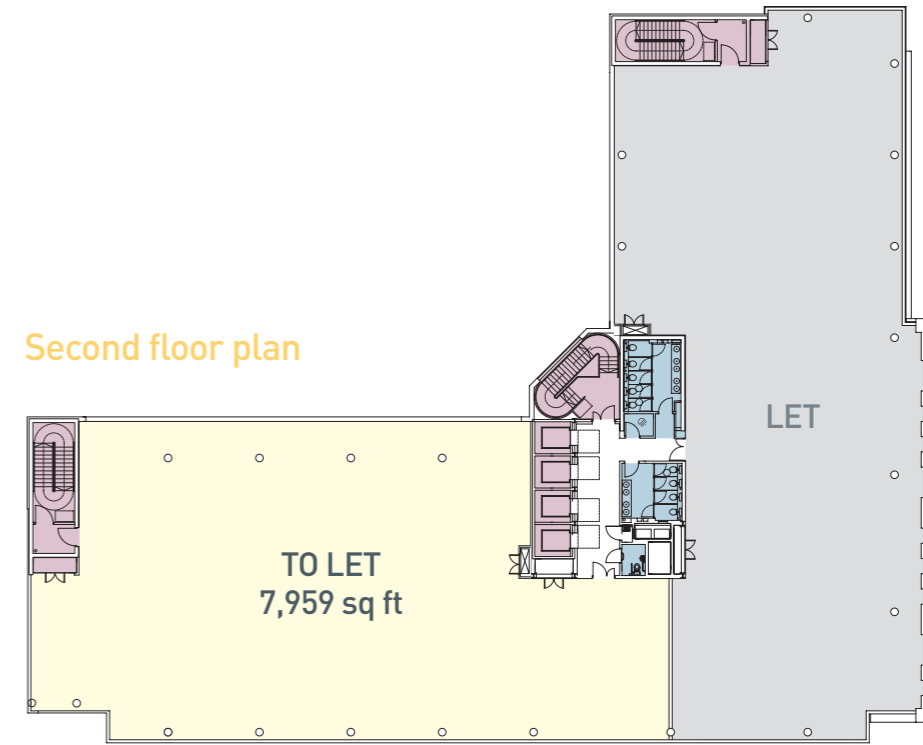


# cuprum

GLASGOW

Combining striking external design with modern internal finishes, Cuprum boasts some of the highest level Grade A space within the city centre. The last remaining suite offers a spacious open plan floor plate, available on flexible lease terms.

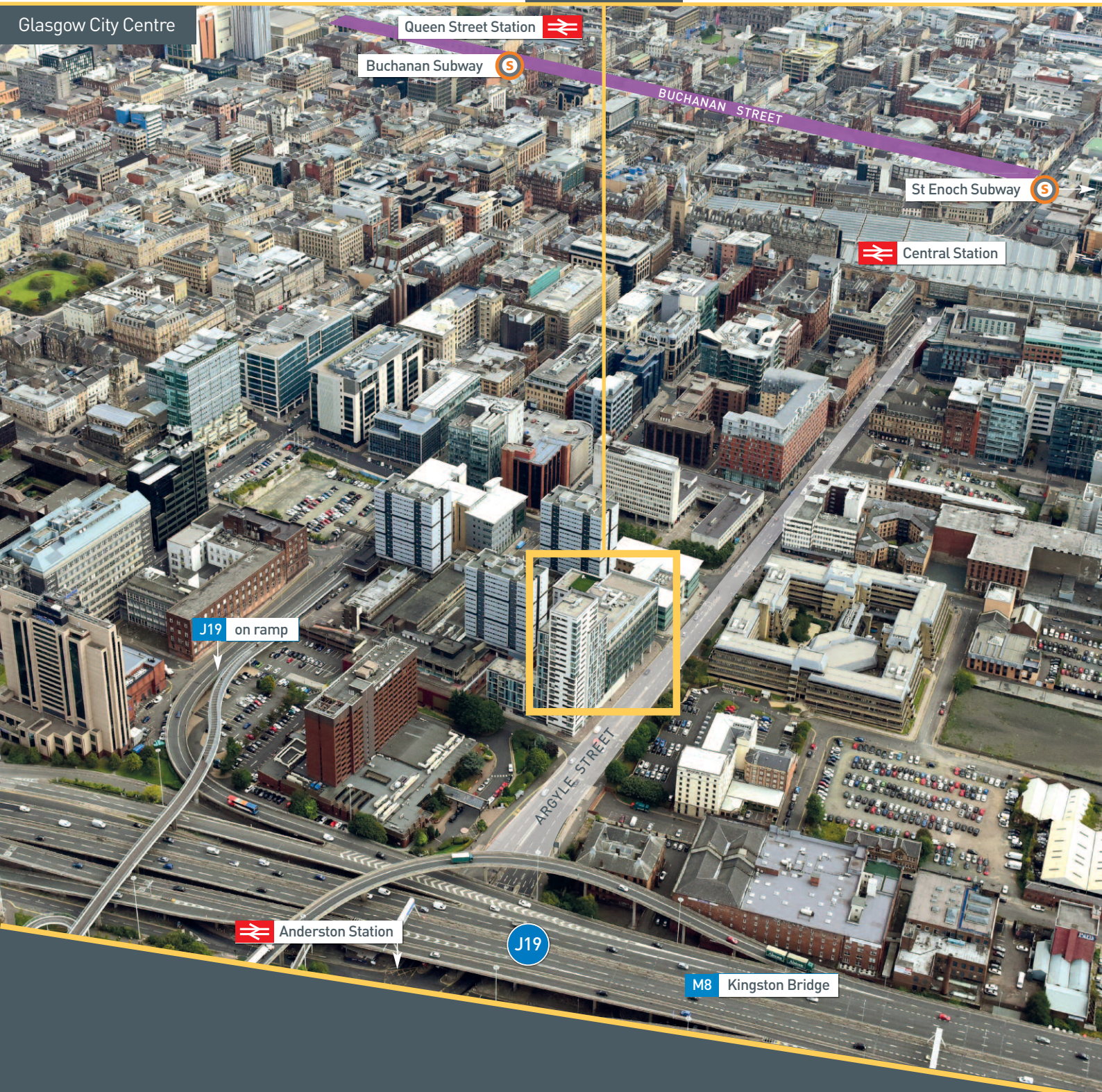
Second floor plan



The accommodation has been finished to the highest standard throughout, capable of meeting requirements of a variety of occupiers.

Join neighbouring tenants such as The Scottish Ministers, British Steel Pension Scheme, MOD, Morgan Stanley, ACE Europe, Aon and JP Morgan in Glasgow's International Financial Services District.

- BREEM Rating 'Very Good'
- EPC C+
- Accessibility Act compliant
- 3 pipe fan coil VRV system
- Occupational density capable of 1 to 8 sq m
- Security access gates
- 150mm raised access floors
- Floor to ceiling height of 2.7m on all floors
- Floor loadings of 4.0 kN/sq m + 1.0 kN/sq m
- High performance double glazed curtain walling
- LG7 compliant lighting
- 4 x 13 person passenger lifts
- Suspended ceilings
- High quality toilet facilities
- Spare duct capacity for tenant use
- Building Management System
- Showers on each floor with ground floor cycle dry room and showers
- Secure ground level car parking



Cuprum is strategically positioned at the western gateway to Glasgow City Centre and is located on the western edge of the Glasgow IFSD, within close proximity to a number of public transport links and local amenities:

- M8 Motorway network
- Anderston Train Station
- Principal bus route
- Q-Park
- Glasgow Central Station
- Marriott Hotel
- Tesco Express
- Costa Coffee
- Bothwell Street shops and restaurants

For further information please contact joint letting agents

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Frank**

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