



BOTHWELL
STREET

A workplace that's ready to perform

177 BOTHWELL STREET, GLASGOW

6th, 7th and 8th floors available to let:
24,864 – 74,018 sq ft

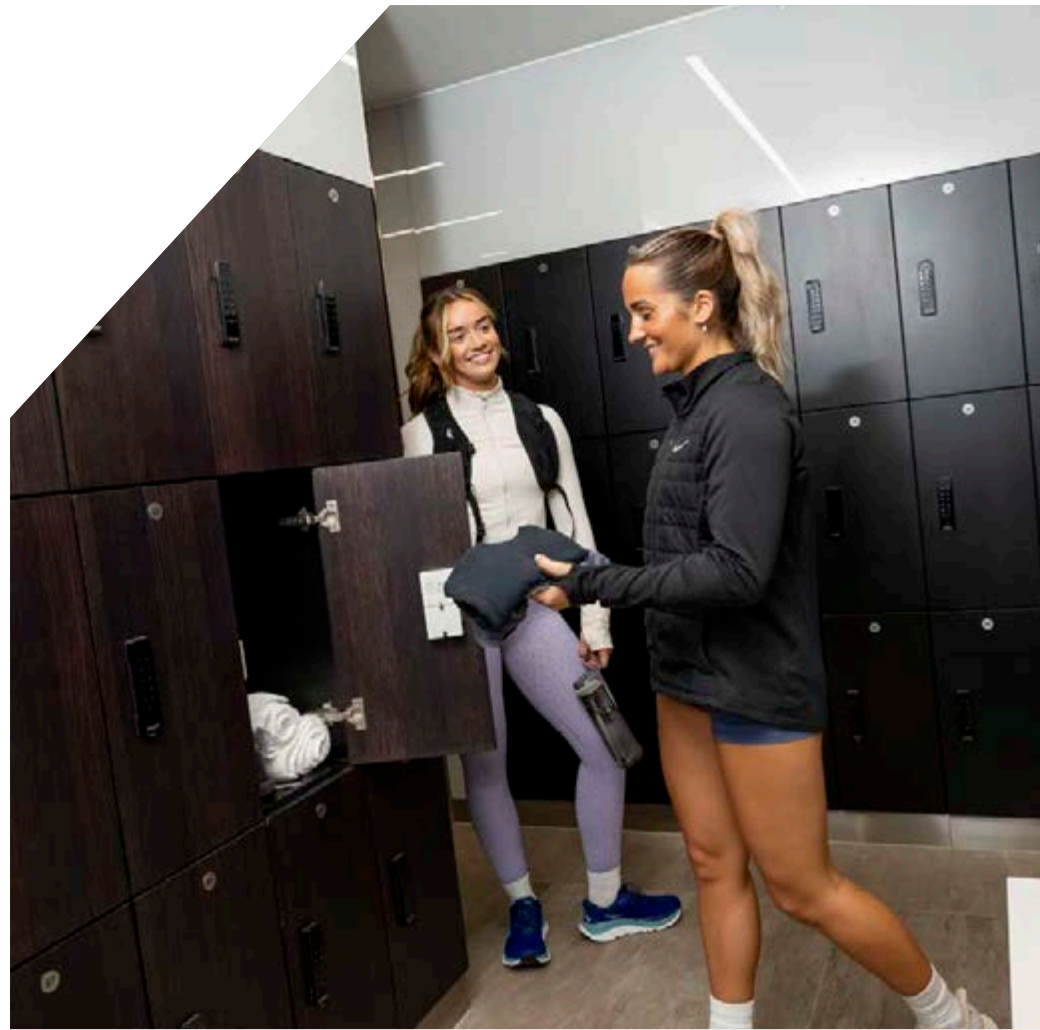




Excellence is the standard here.

Best in class technology, powering your performance.

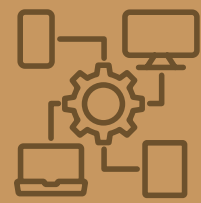
The building features a wide range of best-in-class amenities to attract and retain the best talent. Setting a new benchmark for contemporary office space, powered by technology, design and sustainability.



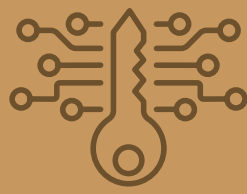


177 BOTHWELL
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Innovation isn't just welcomed or celebrated, it's the expectation.



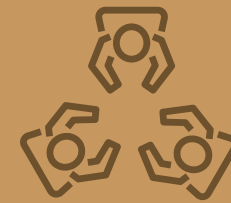
Double height feature entrance with concierge service



24/7 building access with 24 hour security presence



8 high-speed destination controlled 21 person passenger lifts



Striking views across Glasgow City Centre



Large flexible floor plates with the ability to subdivide



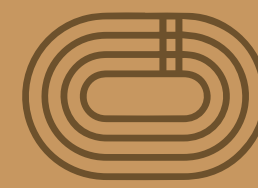
Highly efficient heating and cooling provided by low carbon VRF system



Intelligent LED lighting with PIR and daylight sensors



2x high quality male, female & accessible WC & shower facilities per floor



8,000 sq ft communal roof terrace with 150m running track



Spa style changing rooms with shower, locker, drying & towel facilities.



318 cycle spaces and maintenance repair station



Allocation of 3 secure car parking spaces per floor

E

F

G

H

B

C

D

←

8

8

A shared commitment to sustainability, because performance means nothing if it can't be sustained.

177 Bothwell Street is net zero carbon in operation and utilises 100% green power from a local and identifiable source at Blantyre Muir Wind Farm, South Lanarkshire.



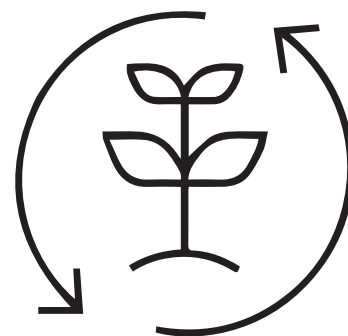
BREEAM®
EXCELLENT

Breem Excellent



A

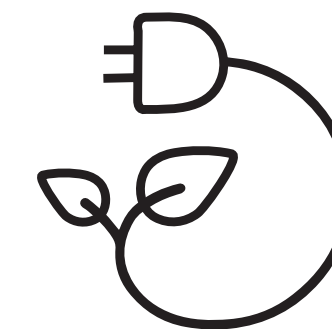
EPC A rated



Net Zero Carbon in Operation



WiredScore Platinum



100% Green Power from local
identifiable source



All electric building

A space that thrives on performance.

The property comprises an impressive 305,000 sq ft Grade A office development completed in October 2022 with best in class technology and sustainability features.

BCO Best Commercial Workplace
(2023, Scotland)



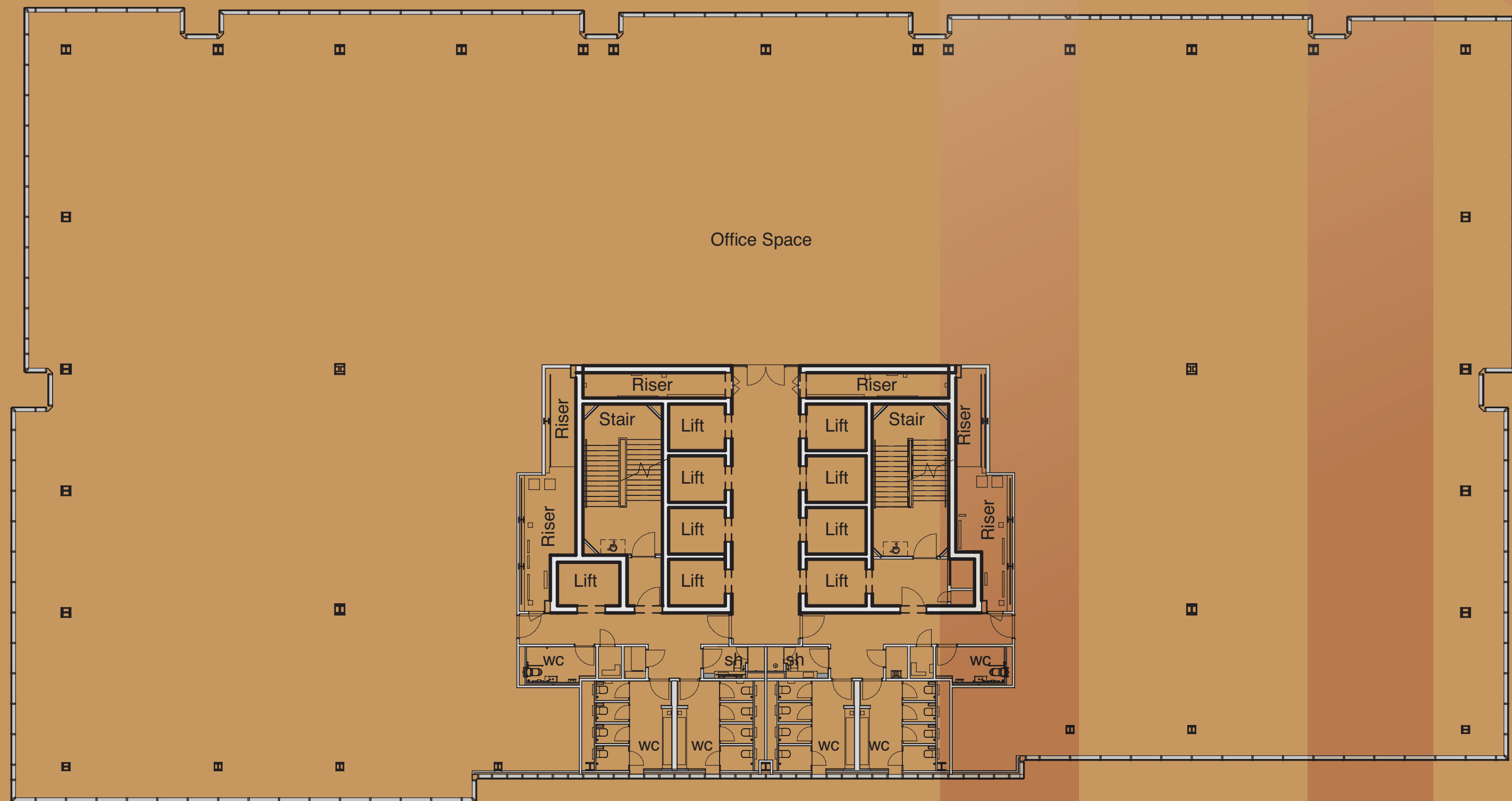
Optimised for businesses of today and tomorrow.

The large floor plates of circa 24,800 sq ft offers occupiers a unique opportunity to accommodate large space requirements across single or fewer multiple floors. There is also an opportunity to sub-divide to accommodate smaller requirements if required.

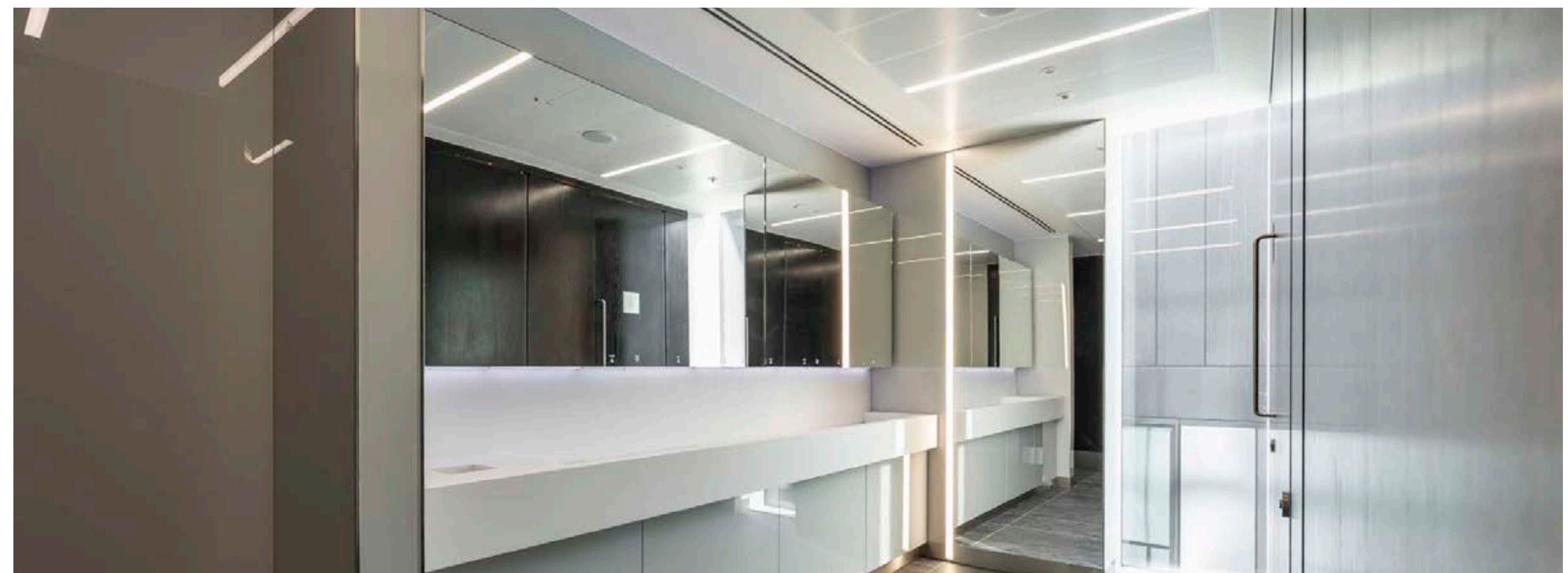
Floor	Sq ft	Sq m
8th Floor	24,798	2,304
7th Floor	24,869	2,310
6th Floor	24,864	2,310
Total	74,531	6,924



Car parking allocation of 3 spaces per floor.



Typical floorplate



84% Floor to ceiling glazing

See full technical spec - [click here](#)

High expectations, exceeded & pushed even higher.

An extensive 8,000 sq ft communal roof terrace with Scotland's first rooftop running track. Tenants can enjoy this striking outdoor space with panoramic views across the city.





**Crafted with a conscience,
delivered with a purpose.**

Your journey,
like everything
else, your way.
Bike, Bus, Rail
or Run.



Location

177 Bothwell Street is situated within the heart of Glasgow City Centre within close walking distance to an impressive array of neighbouring amenities with links to all major public transport routes nearby.

Bothwell Street is recognised as a prime business address in Glasgow with an impressive line-up of surrounding occupiers.

10 minute walk

Glasgow Airport
15 mins
↓







**BOTHWELL
STREET**

Are you ready?

Viewing and Further Information



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