

**RED TREE  
BRIDGETON**

**A NEW WAY OF WORKING**

**DALMARNOCK ROAD | BRIDGETON | G40 4LA**





# RED TREE BRIDGETON

A NEW WAY OF WORKING

Red Tree  
Bridgeton

DALMARNOCK ROAD | BRIDGETON | G40 4LA

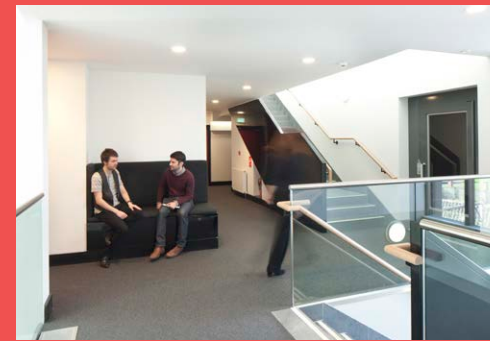


# WORK YOUR OWN WAY

These well specified offices within a completely refurbished building in the heart of Bridgeton provide a variety of suite sizes, high quality accommodation and significant occupier flexibility.

## SPECIFICATION

- Corporate grade fibre connection
- Contemporary finishes throughout
- Modern, energy efficient lighting
- Raised access flooring providing flexible power layout
- Locally controlled heating for each suite
- Secure access with alarm system and CCTV
- Fully networked CAT6 cabling throughout
- DDA Compliant
- EPC - B



## FACILITIES

- Staffed reception with additional administrative support services available
- Bookable meeting room
- Communal kitchen with seating and tea points on each floor
- Easy access to ICT – ready for user fit-out
- Male, female and accessible toilets
- Shower
- Lift access
- Free car parking adjacent
- Bike store



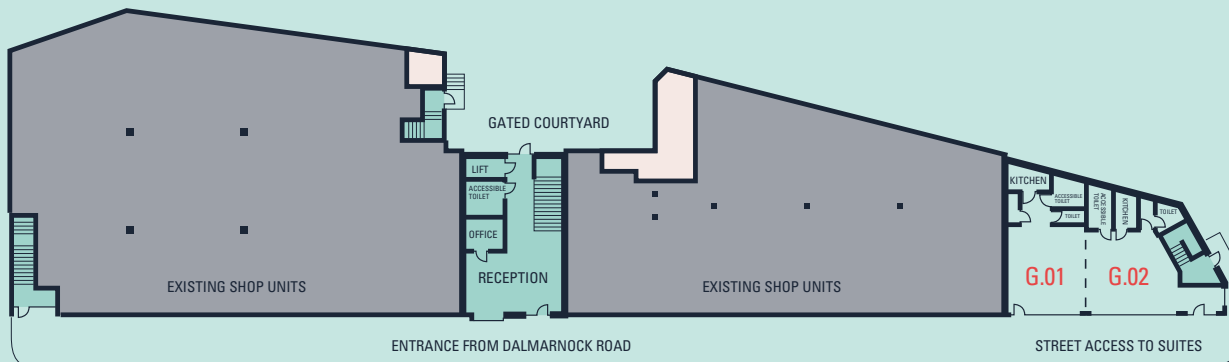
# FLOOR PLANS



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

- Office Suites
- Common Areas
- Shop Units

**GROUND FLOOR**

SUITE	SQ. M	SQ. FT
G.01	46.2	497
G.04	53	571

**FIRST FLOOR**

SUITE	SQ. M	SQ. FT
1.01	16.3	176
1.02	16.5	178
1.03	16.4	177
1.04	16	172
1.05	16.9	182
1.06	16.4	177
1.07	16.4	177
1.08	27.2	293
1.09	27.1	292
1.10	26.5	286

**SECOND FLOOR**

SUITE	SQ. M	SQ. FT
1.11	18.3	197
1.12	25.5	275
1.13	37.3	402
1.14	58.9	634
1.15	67.5	727
1.16	96.9	1,043
1.17	90.5	974
1.18	35.8	385
1.19	27.9	300
1.20	79.4	855

SUITE	SQ. M	SQ. FT
2.01 - 2.02	129.4	1,393
2.03	124	1,335
2.04	24.9	267
2.05	46.1	496
2.06	25.2	271

## ON THE DOORSTEP OR NEARBY

An array of shops, attractions and services are nearby including:

- Public Library and Learning Centre with a café
- West Restaurant, Bar and Brewery
- Emirates Arena with associated gym and leisure facilities
- People's Palace and Winter Gardens



Bridgeton Cross is home to several grocers, butchers, hairstylists, an optician, pharmacy, dentist and coffee / sandwich shops.

Just 3 minutes by train or 5 by car takes you to Argyle Street where you'll find Marks & Spencer, St Enoch Shopping Centre and all the other amenities of Glasgow City Centre.



# CONNECTIVITY THAT REALLY WORKS



A one minute walk from Red Tree Business Suites, Bridgeton Station is on the Argyle Street Line providing 6 trains per hour each way, with journey times as follows:

Glasgow Argyle Street: 3 mins  
Glasgow Central: 5 mins  
Scottish Events Campus (SEC): 10 mins



A number of excellent bus routes operate in the immediate vicinity, offering 12 services per hour, linking Bridgeton to Glasgow City Centre.



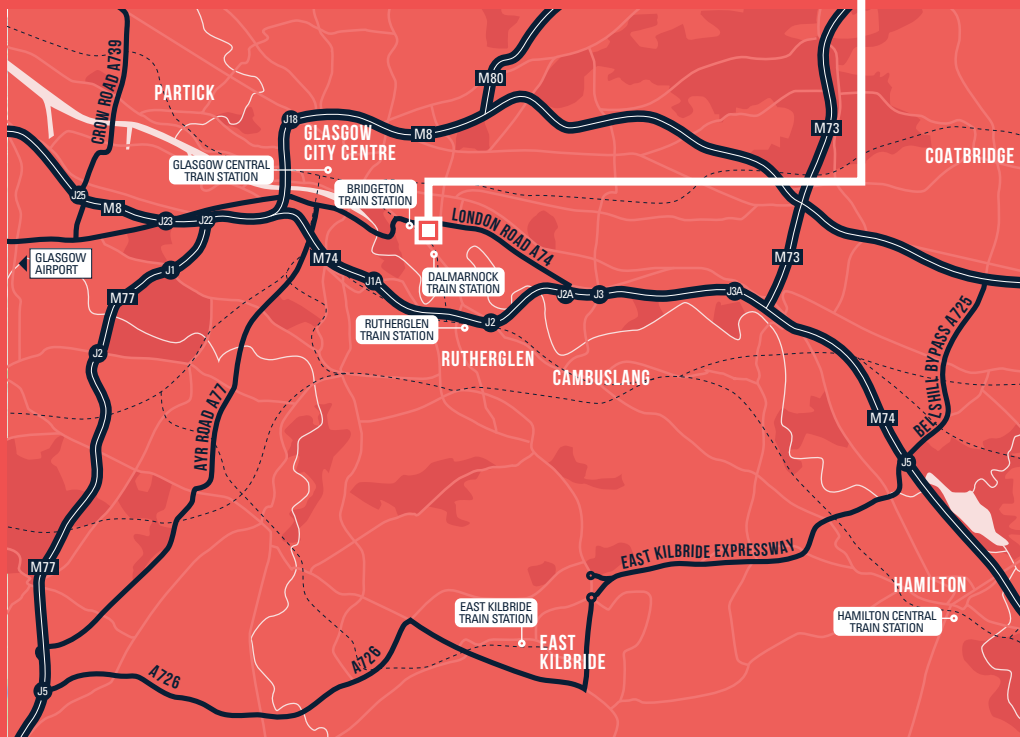
Clyde Walkway: 10 mins  
Glasgow Green: 6 mins  
Red Tree to the City Centre via Glasgow Green: 15 mins



Bridgeton is well serviced by cycle routes. The property provides secure bike racks in the gated courtyard.



Glasgow City Centre: 5 mins  
Glasgow International Airport: 20 mins  
Edinburgh International Airport: 50 mins  
Free car parking is available adjacent.



## EXCELLENT AMENITIES

### KEY:

- Subway
- Train Line
- National Cycle Route 756
- National Cycle Route 75 / Clyde Walkway

### Food & Drink

- 01 West Brewery
- 02 A'Challtann
- 03 Drygate Brewery
- 04 The Jenny Burn Grill & Pizza
- 05 Saint Luke's & The Winged Ox
- 06 An Ruadh-Ghleann Wetherspoon
- 07 The Picture House

### Shopping

- 08 Farmfoods
- 09 Tesco Extra
- 10 The Forge Retail Park
- 11 The Forge Shopping Centre
- 12 Asda Superstore
- 13 Bridgeton Cross
- 14 Boots - Rutherglen Shopping Centre

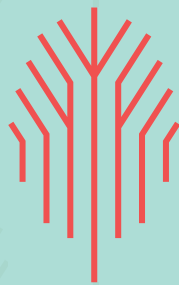
### Leisure

- 15 Cineworld
- 16 Barrowland Ballroom
- 17 Merchant Square
- 18 Citizens Theatre
- 19 Rutherglen Town Hall

### Sports

- 20 Emirates Arena
- 21 Sir Chris Hoy Velodrome
- 22 Flip Out Trampoline Park
- 23 Glasgow Club Gorbals (Gym)
- 24 Glasgow Rowing Club
- 25 Glasgow Green Hockey Centre
- 26 Glasgow Green Football Centre
- 27 Crownpoint Sports Complex





## LICENCE TERMS

The suites are available on the basis of a new licence for a flexible term to be agreed.  
The accommodation is offered on attractive all inclusive rental terms.

## GET IN TOUCH TODAY

For further information regarding the outstanding range of space opportunities at  
Red Tree Bridgeton please contact:

**Ryden.co.uk**  
**0141 204 3838**

**g** **CLYDE GATEWAY**  
THIS IS THE PLACE  
[www.clydegateway.com](http://www.clydegateway.com) / 0141 276 0703

**Tim Jacobsen**

[tim.jacobsen@ryden.co.uk](mailto:tim.jacobsen@ryden.co.uk)

**John Jackson**

[john.jackson@clydegateway.com](mailto:john.jackson@clydegateway.com)

**Ruaridh Cameron**

[ruaridh.cameron@ryden.co.uk](mailto:ruaridh.cameron@ryden.co.uk)

**Ken McInnes**

[ken.mcinnnes@ryden.co.uk](mailto:ken.mcinnnes@ryden.co.uk)

[redtreebusinesssuites.com](http://redtreebusinesssuites.com)

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden LLP for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden LLP has any authority to make or give any representation or warranty whatever in relation to this property. November 2017.