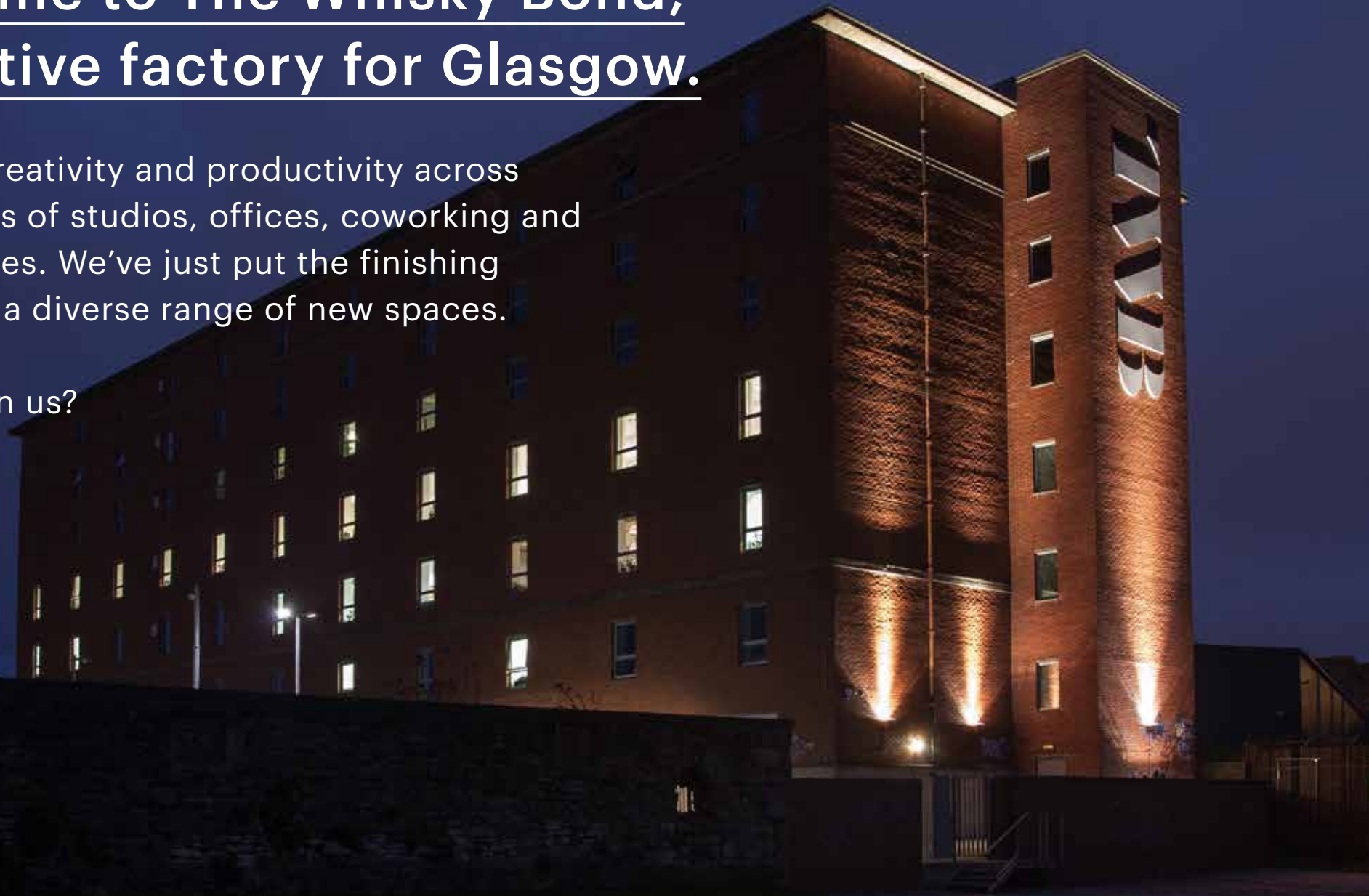


Welcome to The Whisky Bond, a creative factory for Glasgow.

A hive of creativity and productivity across seven floors of studios, offices, coworking and social spaces. We've just put the finishing touches to a diverse range of new spaces.

Want to join us?



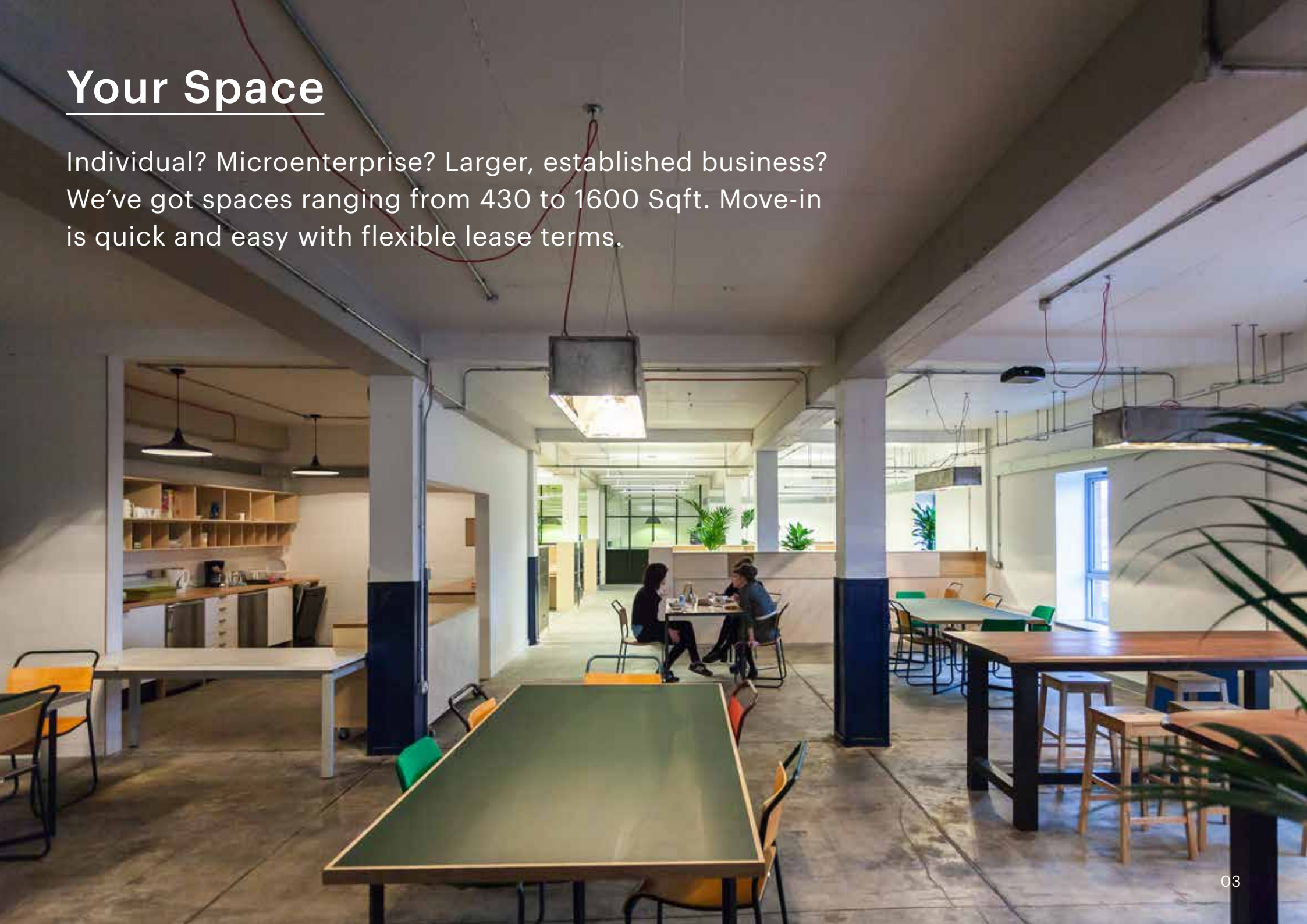
A man with a beard, wearing a dark blue t-shirt and blue jeans, is sitting on a metal ledge. He is looking out over a canal at sunset. The canal is paved with cobblestones and has a grassy bank on the right. In the background, there are houses and trees, all bathed in the warm light of the setting sun. The man has a green wristband on his left wrist and a blue and red wristband on his right wrist.

Your Surroundings

The Whisky Bond is located in Speirs Locks on the Glasgow Canal, a 10-minute walk from Cowcaddens or St. Georges Cross Subway stations. With a community garden, fantastic views and walks along the canal at lunchtime, TWB offers an escape from the bustle of town and the space you need to be inspired.

Your Space

Individual? Microenterprise? Larger, established business? We've got spaces ranging from 430 to 1600 Sqft. Move-in is quick and easy with flexible lease terms.



Your Community

Your fellow tenants here are a social, collaborative, productive bunch. Makers / Designers / Tech Specialists / Architects Sculptors / Engineers / Digital Fabricators. You'll meet them in shared social spaces and at regular TWB events: talks, exhibitions, pechakuchas, workshops and parties.



Your Rent

Economical all-inclusive packages available. Rates depend on how much space you need.

Rent includes:

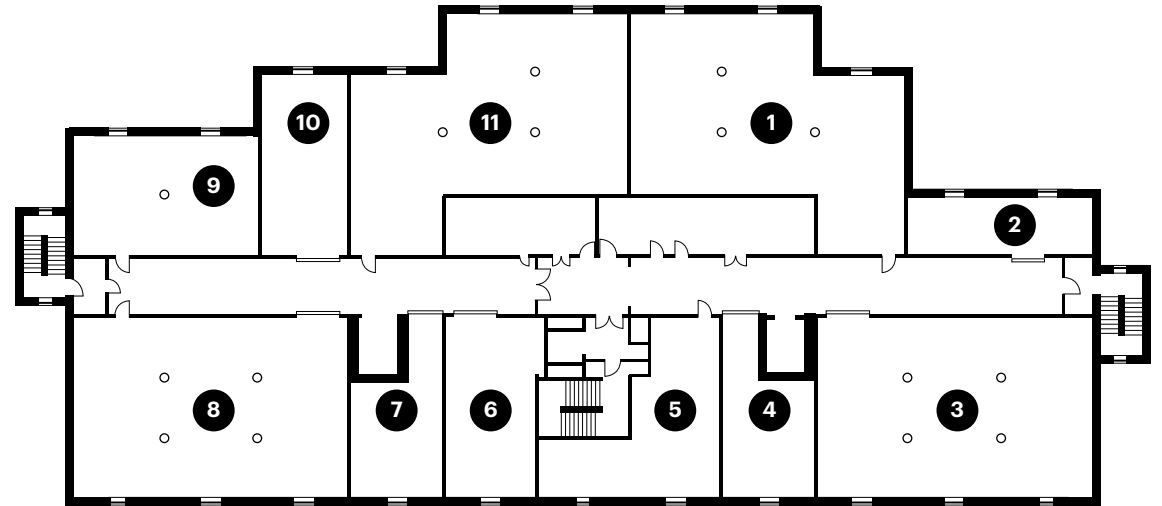
- all utilities & service charges
- superfast wifi
- onsite car and bike parking
- 24 hour access
- staffed reception during business hours

- access to communal, meeting and social spaces
- showers
- ground floor café, run by Piece

Visit www.thewhiskybond.co.uk for availability. Most small suites qualify for 100% rates relief via the Small Business Bonus Scheme.

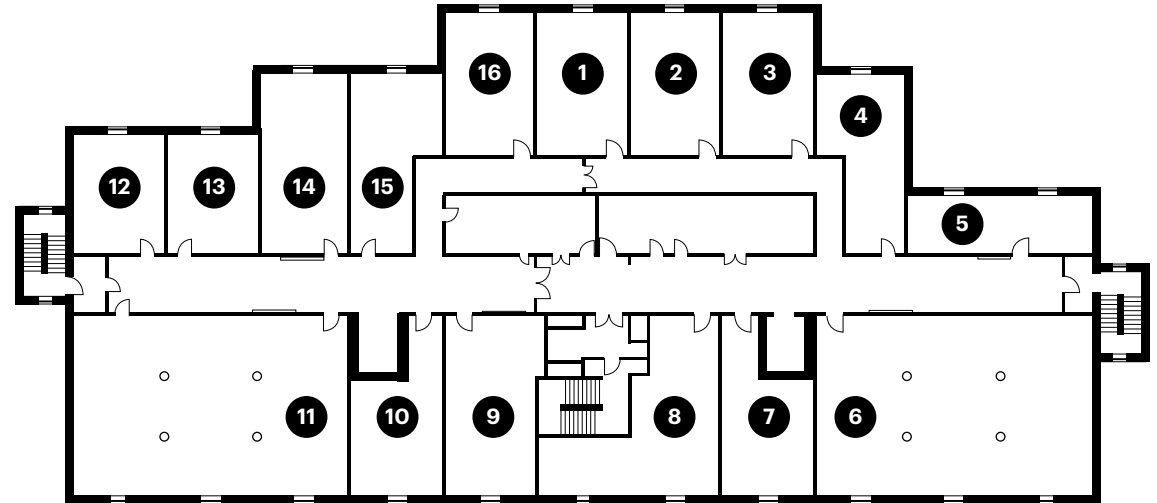
4th floor rates

Studio	SqM	SqFt	Per month (£)	Per annum (£)
1	152.30	1639	2000	24000
2	32.00	344	450	5400
3	152.00	1636	2000	24000
4	40.40	435	575	6900
5	62.30	671	815	9780
6	47.60	512	620	7440
7	41.00	441	540	6480
8	151.60	1632	2000	24000
9	66.20	713	875	10500
10	49.20	530	650	7800
11	154.00	1658	2000	24000



5th floor rates

Studio	SqM	SqFt	Per month (£)	Per annum (£)
1	39.80	428	560	6720
2	39.80	428	560	6720
3	39.30	423	560	6720
4	40.20	433	575	6900
5	32.10	346	450	5400
6	152.20	1638	2000	24000
7	40.70	438	575	6900
8	62.30	671	815	9780
9	51.50	554	675	8100
10	41.00	441	575	6900
11	151.60	1632	2000	24000
12	32.20	347	450	5400
13	33.20	357	465	5580
14	49.20	530	650	7800
15	42.10	453	600	7200
16	39.30	423	560	6720



Your Neighbourhood

Over the last few years, Speirs Locks has quietly emerged as Scotland's newest centre for creative and cultural production. It's an expanding hub of creative powerhouses, strategic game-changers and daring new microenterprises.

Your new neighbours include:

- The Glue Factory
- Scottish Canals
- National Theatre of Scotland
- Grey Wolf Studios
- Scottish Opera
- Royal Conservatoire of Scotland
- Glasgow Academy of Musical Theatre Arts
- Pinkston Paddlesports Centre

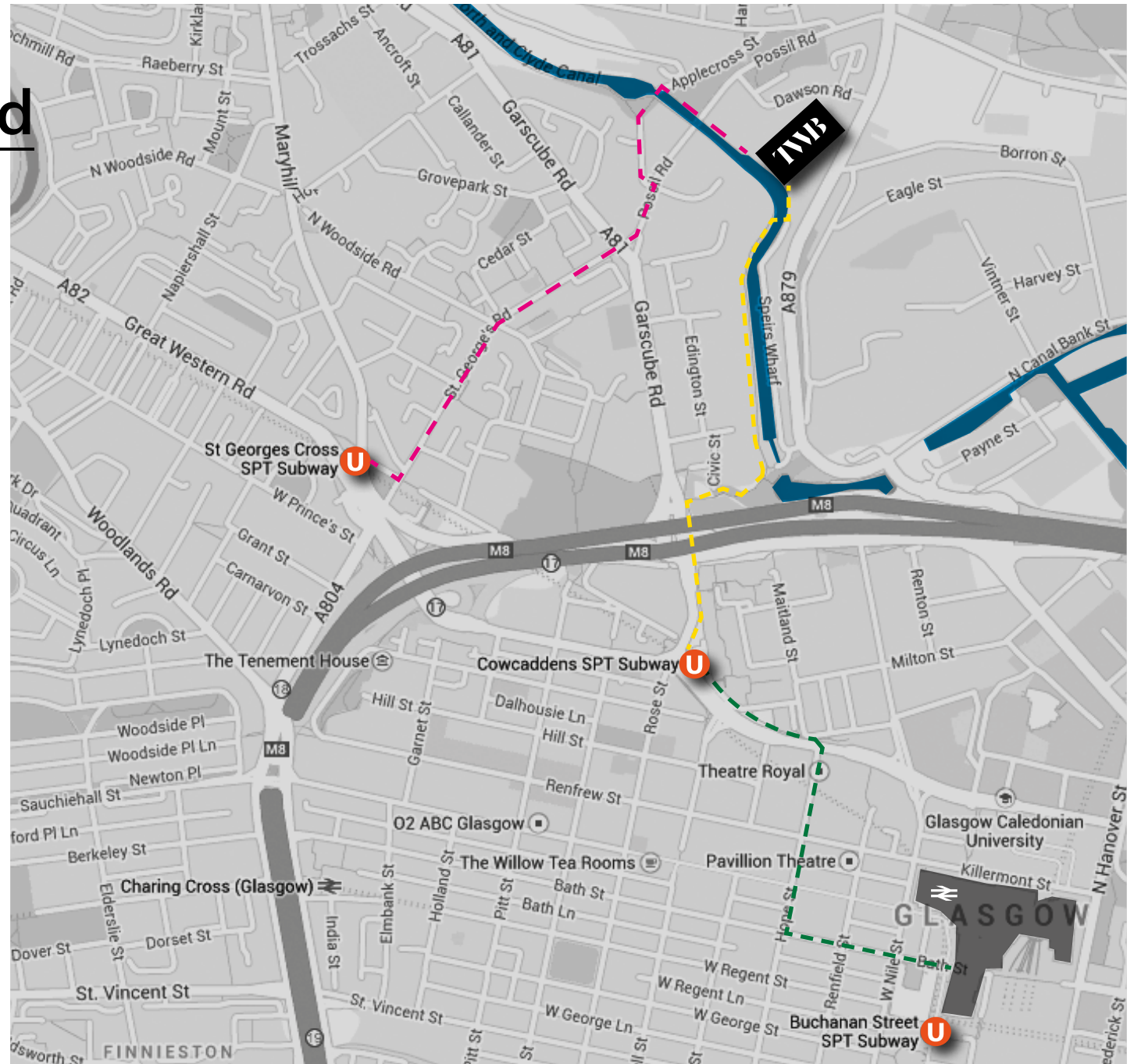
10 minute walk from
St Georges Cross Underground



10 minute walk from
Cowcaddens Underground



20 minute walk from (5 minute cycle)
Queen Street Station



Get in Touch

If you'd like to come for a look,
or if you have any questions
please contact Tim Jacobsen
0141 270 3170
tim.jacobsen@ryden.co.uk

Ryden

130 St Vincent Street
Glasgow G2 5HF

Misdescriptions:

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responsibility and any intending purchasers or tenants should not rely on them, as statements of fact but must satisfy themselves by inspections 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 representations or warranty whatever in relation to this property. Prepared August 2014.