



2nd, 3rd & 4th Floors
310 St Vincent Street,
Glasgow

Landlord's Outline Specification



THE BUILDING

310 St Vincent Street is a landmark building in the heart of Glasgow's Central Business District, providing Grade A office accommodation in a prime position on St Vincent Street. The building occupiers benefits from a coffee shop and fitness studio on the ground floor.

RECEPTION

The building is accessed via a striking double height glazed entrance and welcoming double height, light filled reception, with commissionaire manned reception desk. Secure access to office areas and the lift lobby is provided via a speed gate entry system.

ACCESS

The building is accessible 24/7 with general building access via the large glass revolving doors into reception within working hours and secure fob access out of hours. CCTV coverage to main entrance and reception area, rear lane, car park entrance and car park areas

VERTICAL TRANSPORTATION

3 no. 16 person panoramic external glass lifts provide direct access to upper office floors.

Separate internal 1,000 kg goods lift.

VEHICLE PARKING AND CYCLE PROVISIONS

Secure on-site parking for 55 no. vehicles (1:162 sqft) accessed via a controlled gated entrance off Elmbank Street to the west. The car park is also provided with vehicle charging points.

Enhanced amenities for cyclists inclusive of 65 no. bicycle racks, and best in class shower, changing, drying facilities, heated drying lockers and secure storage.

Bike storage is located in the basement car park with direct access to the shower and changing provisions as well as office accommodation.

TOILETS

Individual male and female toilets accessible from the circulation space and lift lobby on each floor. Accessible toilets on each floor. Wall and floor finishes are large format ceramic tiles.

Each toilet has four WC cubicles with full height laminate door and dividers for added privacy. Floating vanity tops with ceramic bowl wash hand basins and touchless sensor operated taps.

Energy efficient water distribution with local point of use electric heaters providing hot water.



2nd, 3rd, & 4th FLOOR OFFICE SPECIFICATION

Office accommodation is provided over Ground plus Nine upper floors, comprising modern, light filled, open plan office floor plates, offering panoramic views across the city. Some upper floors are also provided with high quality external terraces.

CEILINGS

Perforated metal tile modular suspended ceilings finished with painted plasterboard margins. Metal ceiling tiles have an acoustic fleece backing to achieve Class B sound absorption. Floor to ceiling heights in excess of 2.6m.

NATURAL LIGHT

The floor plates have extensive glazing allowing natural light to fill the office space from the North, South and West with further natural daylight provided from the central lightwell on lower floor plates.

WALLS AND FLOOR FINISHES

Painted plaster wall finishes with painted timber skirtings throughout. Floor finish to office areas is a high-quality commercial grade carpet tile.

RAISED ACCESS FLOOR

Metal raised access floor panels on pedestals providing an extensive floor void for the easy installation of below floor power and data as well as floor boxes or floor grommets within the access floor.

DOORS

Painted timber doors sets with vision panels. Brushed stainless steel push plates, pull handles, kickplates and door closers.

TENANT BLINDS

Ceiling design future proofed for tenant blinds, if these are required. Plasterboard ceiling margins around the perimeter of the floor plate allow the easy installation of blinds by the Tenants.

2nd, 3rd, & 4th FLOOR M&E SPECIFICATION

AIR CONDITIONING

Modern Mitsubishi high efficiency air conditioning comprising zoned VRF Heating / Cooling and controls. Fan coil units are located in the ceiling serving the floor plate via ceiling grilles. This VRF installation is flexible and easily adapted to accommodate a Tenant fit-out. Each fan coil unit can be individually controlled to meet the Tenant's requirements and distribute the heating and cooling as required.

MECHANICAL VENTILATION

Central Fresh Air Ventilation incorporating heat recovery distributed above suspended ceilings with local distribution to VRF Fan Coil Units providing 1.4 litres / second / sq m.

NATURAL VENTILATION

Natural ventilation can be introduced to the floor plates via manually openable windows.

LIGHTING

High efficiency flush 4000K LED 600 x 600mm flat panel light fittings installed into the modular suspended ceiling with recessed circular LED light fittings around the floor plate perimeter. Average light levels measured at 500 lux. Lighting installation is highly adaptable to accommodate Tenant fit-out requirements.

Emergency lighting installation compliant with BS5266 – 3 hour integral battery back up.

LIGHTING CONTROLS

Energy efficient controls system including automatic daylight adjustment and is controlled via absence/presence detection.

FIRE ALARM

Category L1 automatic Fire Alarm and indication system. This system is easily adaptable to accommodate Tenant fit-out.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate – Rating B

