

Waterloo St.

74waterloo.com

Glasgow • G2 7DJ

REDESIGNED *FULLY FURNISHED* OFFICE SPACE

74
Waterloo St.



Renowned for its buzzy bars, restaurants and food outlets, Waterloo Street is a pioneering hub for the City's industries old and new.

Waterloo St.

Bold and contemporary, the corner fuses together two very different buildings, each retaining their original authenticity, but having been expertly re-imagined with flair. Featuring over 13,000 sq ft of fully fitted modern office space, it is set over four floors and includes a welcoming reception, one passenger lift plus shower and storage options.

CURATED DESIGN FROM *TOP*



Finished to the highest standard, 74 Waterloo Street combines character with convenience.

High ceilings feature attractive industrial elements while natural daylight streams through the bold warehouse style windows on the front elevation. Soft furnishings in muted tones bring warmth to the welcoming offices, while light timber wood flooring, whitewashed walls and exposed ceilings deliver a modern edge. And with beautifully furnished office suites offering stellar views of Glasgow's city centre skyline, there's plenty to impress both occupier and clients.



**Fully fitted
& furnished**



74
Waterloo St.



Excellent natural daylight



Break out spaces & meeting rooms



Fully air conditioned



100% Electric – no fossil fuels



Super-fast internet



1x Passenger lift



Welcoming reception



Bike storage & shower facilities



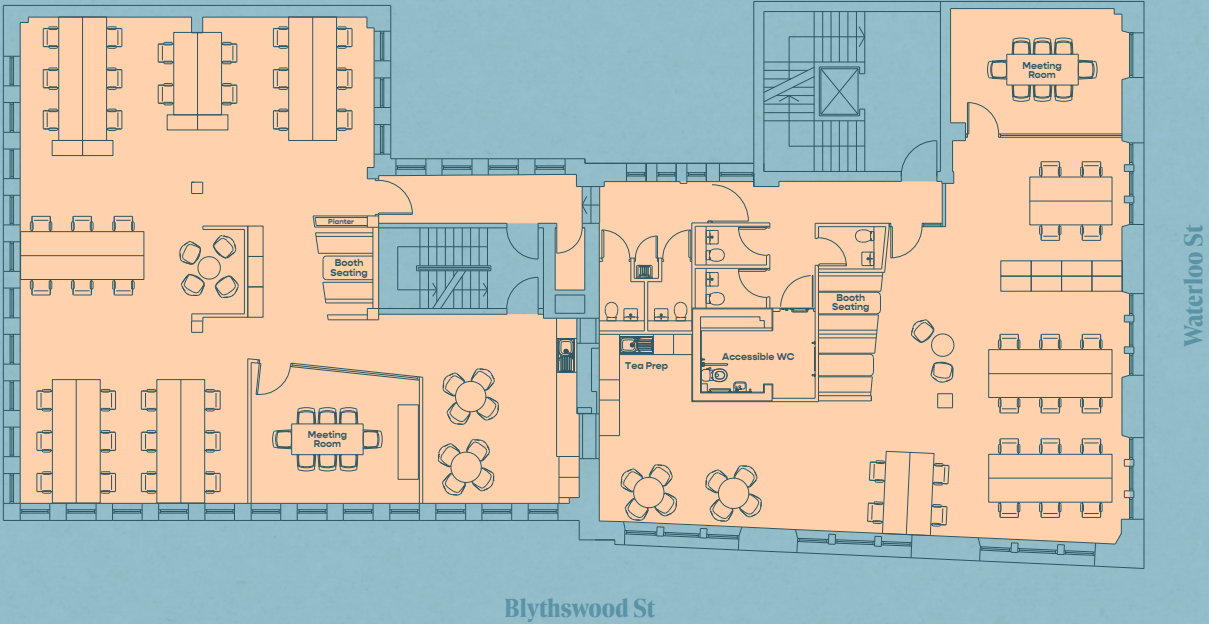
EPC A rated

TO *BOTTOM*

IMAGES

AVAILABILITY

FLOOR	SQ FT	VAULTED CEILING	COFFERED CEILING
Fourth	3,454	1,506	1,948
Third	3,454	1,506	1,948
Second	3,454	1,506	1,948
First	3,454	1,506	1,948
TOTAL	13,816		



Typical Floor
3,454 sq ft

IMAGES

LOCATION

A destination eating and drinking hub, Waterloo Street is the perfect place to work and play hard. Retail therapy is easily found on nearby Buchanan Street, along with the St Enoch Shopping Centre.



CONNECTIVITY

Minutes from Central Railway Station, with local, national and airport bus routes on Waterloo Street, you can enjoy all the city has to offer – even after office hours. And with access to the St Enoch and Buchanan Street Subway stations, there's nowhere you can't get to in mere minutes.



**Glasgow Airport
Bus Link**

1 min walk



**Central
Station**

8 mins' walk



**Anderston
Station**

9 mins' walk



**St Enoch
Subway**

10 mins' walk



**Buchanan St
Subway**

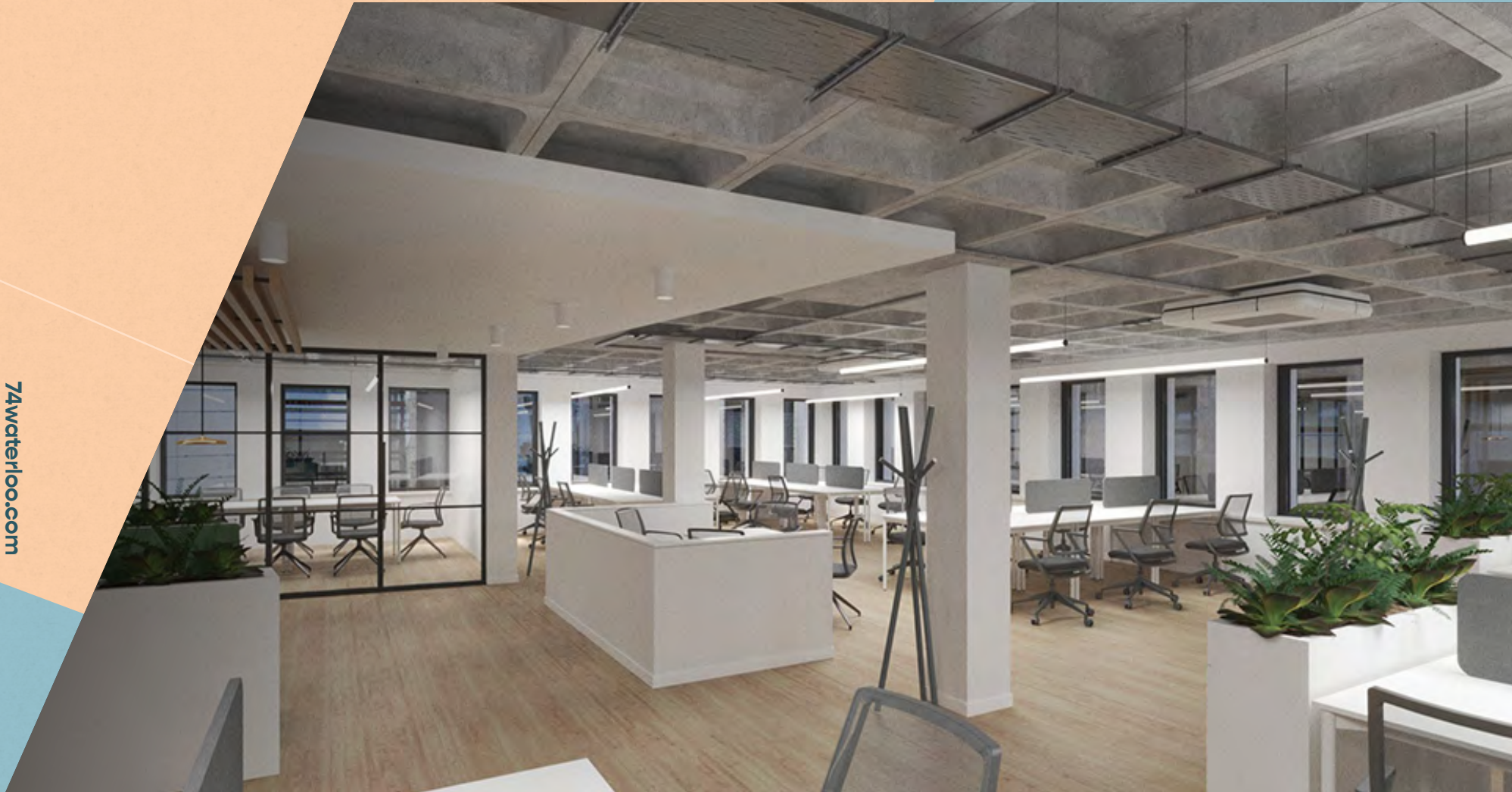
11 mins' walk



**Queen St
Station**

15 mins' walk

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