



McLellan Works

274 Sauchiehall Street
Glasgow G2 3EH

For the change makers



On a Wall Near You

Prints
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Lellan
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US V THEM
COFFEE

Irish Heart Foundation

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TO LET

McLellan Works.

A response to the changing way we work.

McLellan Works is Glasgow's most exciting and creative new workspace. The iconic Glasgow building is situated in a transformative location in the heart of the city centre. Immediately adjacent to The Glasgow School of Art, McLellan Works will create an innovation ecosystem, flexible by design and created to inspire and suit occupiers.

The building incorporates one of Glasgow's most well-known art centres, The McLellan Galleries, which is one of the key features located in the heart of the redevelopment. With both private offices/studios and co-working space in addition to retail and café spaces, McLellan Works supports a vibrant and entrepreneurial culture which goes beyond work.



An iconic block in the heart of Glasgow city centre, re-imagined for today.



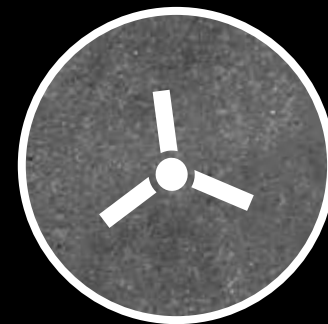
WiredScore
GOLD



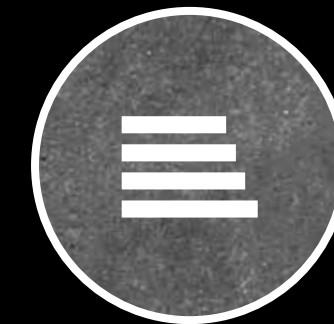
AirScore Gold



Active Score
Platinum

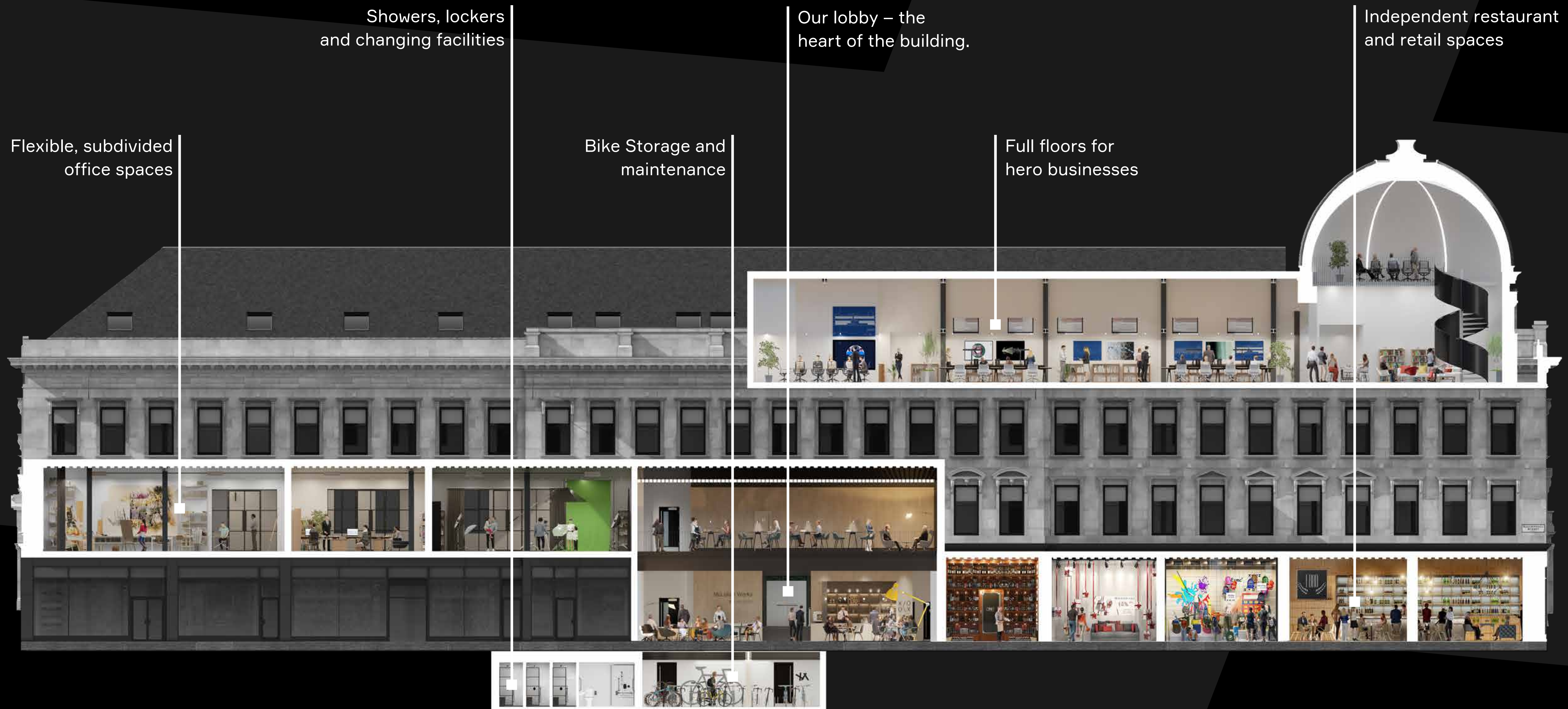


100% Renewable
Energy



EPC A Rating

- Fully refurbished listed building with new central plant and high quality finishes
- Impressive double height feature entrance
- Lobby café and break out areas
- 24 hour digital access security controls
- 2 x 13 person high speed KONE passenger lifts
- VRV climate control providing heating and comfort cooling
- Full raised access floor
- Underfloor power and fibre optic broadband data
- Refurbished toilet facilities
- Spa style showers, lockers and changing facilities
- Bike store and repair workstation
- Pool bikes available to use
- Basement car parking spaces including EV charging points



For illustrative purposes only.

Accommodation

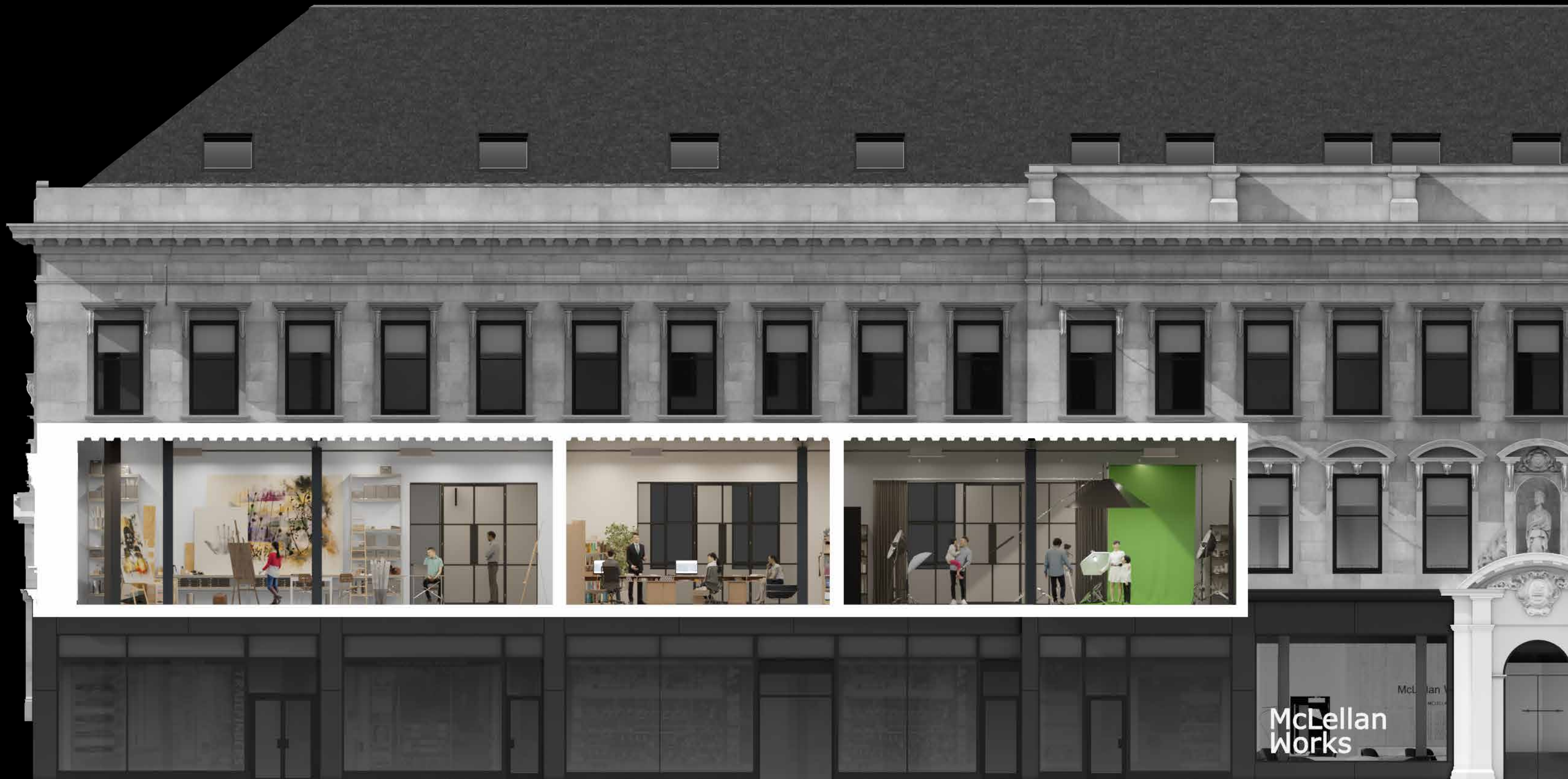
Flexible
by design

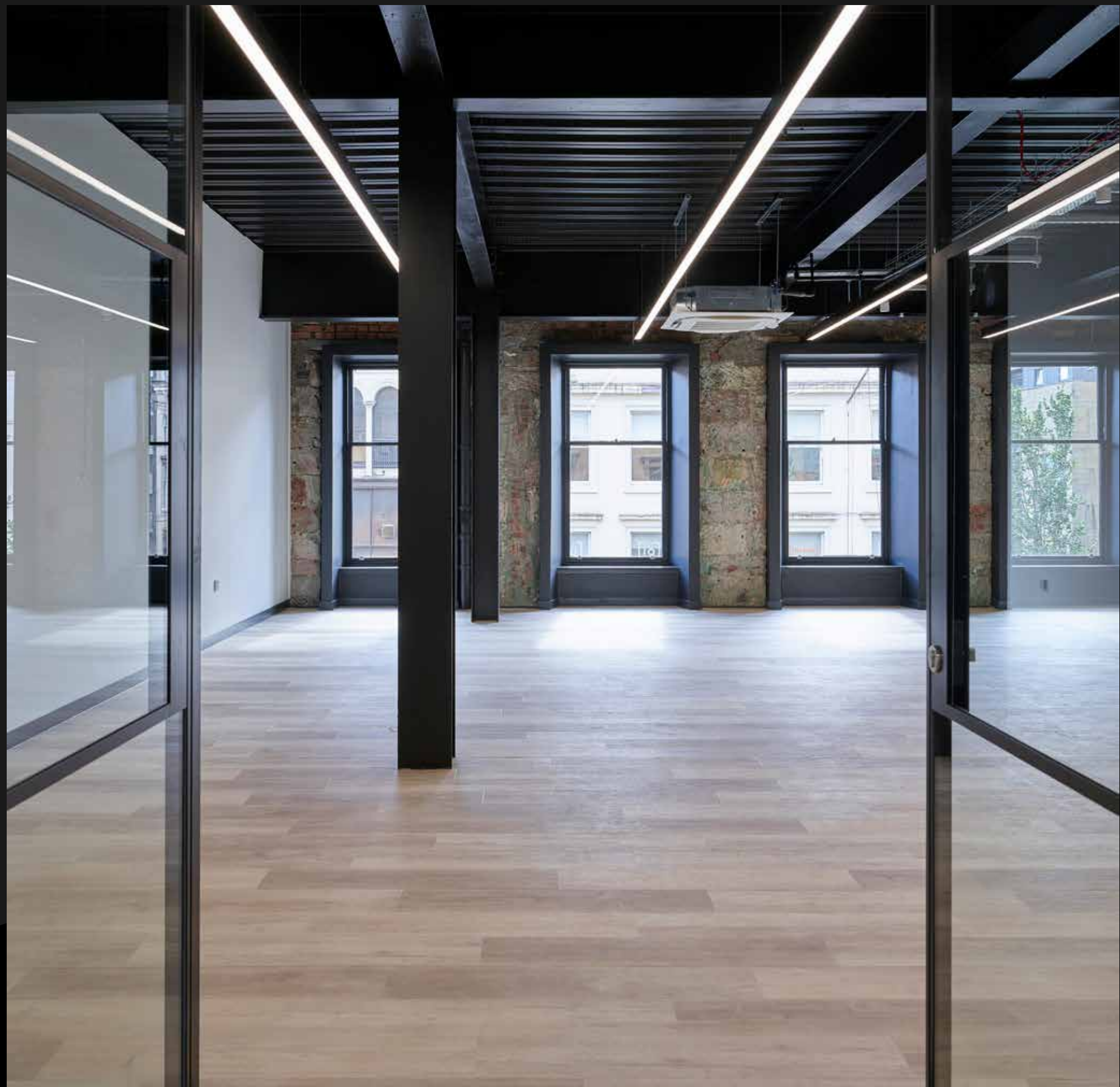
Accommodation

A variety of spaces ready to occupy, and tailored to suit.

McLellan Works has been designed to offer flexibility for a range of occupiers from growing start-ups to established businesses. McLellan Works can offer;

- Variety of spaces available over floors 1 and 2
- Suite sizes of 580 sq ft to 1,700 sq ft

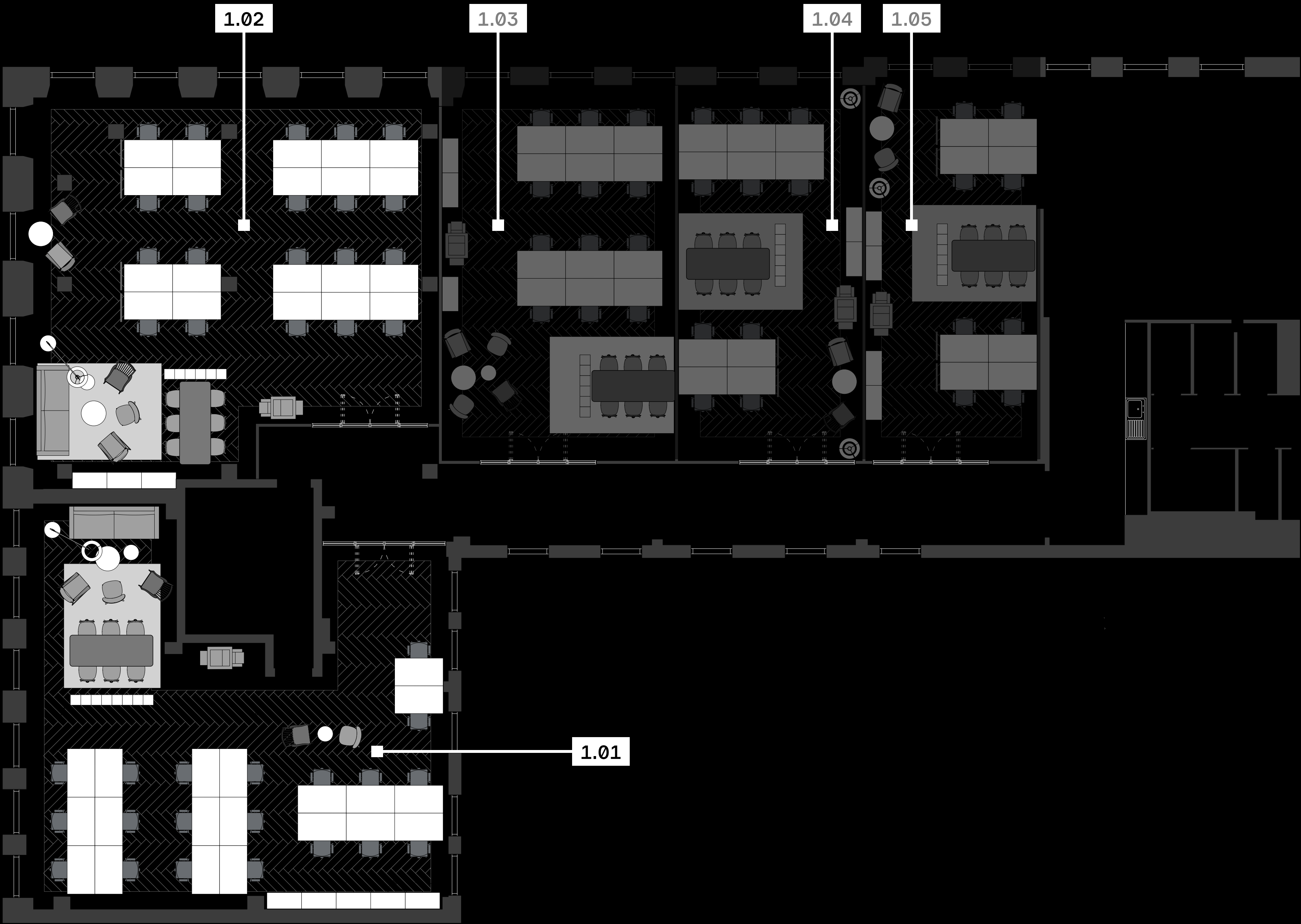




Accommodation

First floor – East Wing

- The first floor is subdivided into suites from 586 sq ft to 1,346 sq ft.
- Suites can be merged subject to negotiation.
 - Suggested space planning gives headcounts from 8 to 22 person offices allowing for meeting and break out areas.
 - The first-floor balcony overlooking the lobby café provides additional breakout and phone-booth points.



Suite 1.01

Area	1,279 sq ft
Desk count	20

Suite 1.02

Area	1,344 sq ft
Desk count	20

Space plan shown uses an indicative desk size of 1,400mm x 800mm.

Full wing of complete floor options

- The top floor offers dramatic loft-style ceilings with an iconic double-height dome space ideal for a tenant to create an exceptional bespoke works space.
- Suite 3.01 provides 5,249 sq ft

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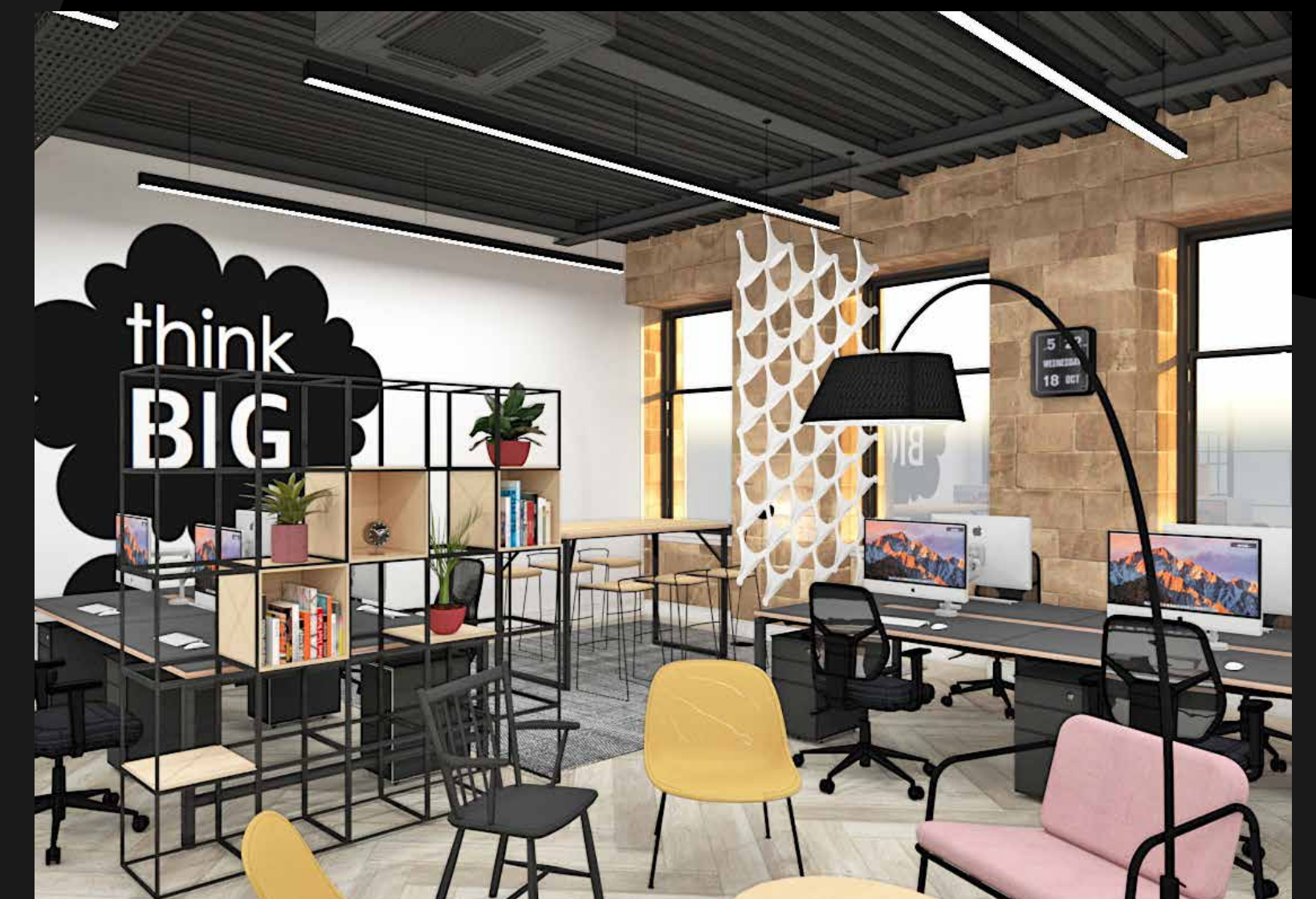


Circular Economy Interior Packages

- 42% of the embodied global green house gas emissions of a commercial building over a 40 year lifespan come from the ("Cat B") fit out
- 300 tonnes of office furniture is sent to landfill in the UK every working day
- Bywater has partnered with c2:concepts and Rype Office to design a range of furniture packages that look great, function well and are largely from sustainable sources.

We can support growing business with smaller offices and studios on a full furnished 'ready to go' basis

- We have carefully created a range of furniture packs that can be tailored to your specific needs to get you working immediately.
- These packs can utilise as much or as little of the sustainable story as you want however of course we would encourage you to join us in minimising the overall impact McLellan Works has on the environment.
- A show suite will be available to view on site of which 100% of the office furniture has a sustainable story that we can talk to you about.



Amenities

Work well,
play better



**Our lobby space.
More than just an entrance.**

The heart of the building, a social space that connects our workspaces to the city of Glasgow and its School of Art.

For illustrative purposes only.



In-house café



Tenant break out and hot desk space



Informal meeting spaces



Free wifi and charging

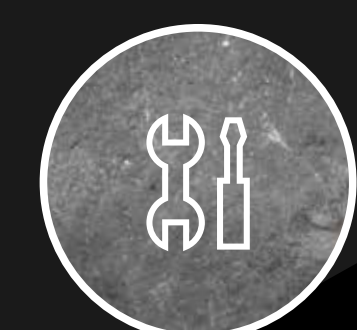




For illustrative purposes only.



Secure basement car parking including EV charging points



Bike storage and repair workstation



Spa-style changing and locker room



Pool bikes available to use



Active Score Platinum

There's more below. Our basement is packed with first-class facilities.

Ride in right up to your door, direct from the street, and make use of our outstanding facilities including spa standard showers and locker room, bike parking and maintenance point and drying space.

Our Neighbourhood

A disruptive influence

McLellan Works



Glasgow Tenement Museum

Glasgow School of Art

Cowcaddens Station 

National Piping Centre

Singl-end Garnethill

McLellan Galleries

Hilton Double Tree

Theatre Royal

Sauchiehall Street Avenues Project →

Glasgow Film Theatre

The Royal Conservatoire of Scotland

Centre for Contemporary Arts

Sarti

Citizen M Hotel

Charing Cross 

King's Theatre

Malmaison Hotel

Willow Tea Rooms

PureGym

Pavilion Theatre

Moskito

Dakota Hotel

M8 Motorway

Kimpton Blythswood Hotel

Glasgow Central 

A creative hub in the heart of the city

McLellan Works is situated on Sauchiehall Street, surrounded by a diverse range of creative occupiers and landmarks, building on the renaissance of the area and the transformational new public realm outside the building.

Our Neighbourhood. You're in Good Company.

Charles Rennie Mackintosh

The internationally recognised Willow Tearoom has recently undergone a £10,000,000 refurbishment. This popular tourist attraction houses a visitor centre and conference space in addition to the Tearoom itself.

Glasgow School of Art

The redevelopment of this iconic building will reactivate one of the city's best-known art centres, the McLellan Galleries. The new extended lobby area will be a creative hub, incorporating the entrance to the Glasgow School of Art who occupy the Galleries, shared co-work space and coffee shop with touch down areas for meet-ups to encourage collaboration between occupiers and visitors.

Glasgow Film Theatre

Glasgow's centre for film-lovers, the Glasgow Film Theatre is situated across the road from McLellan Works. It is Scotland's most diverse and best publicly attended independent cinemas. Other than screenings, the cinema offers lectures, discussions, festivals, workshops and opportunities to meet filmmakers from Scotland and across the world.

Sauchiehall Street Avenue Project

As part of Glasgow's £1.13bn City Deal, there has been a comprehensive overhaul of the non-pedestrianised section of Sauchiehall Street which fronts McLellan Works. These works include the addition of a two-way cycle lane, improved street lighting, bike stands, trees and upgraded pavements for alfresco dining.

CCA: Centre for Contemporary Arts

Located a short walk from McLellan Works, the award winning CCA is one of Glasgow's key creative hubs for the arts. The year long programme includes various exhibitions relating to film, music, literature and performances.



Sauchiehall Street Avenue Project



Glasgow Film Theatre



Glasgow School of Art

Transport

Mainline Rail

Glasgow Central Station → 10 min walk
Queen Street Station → 10 min walk

Low-level Rail

Charing Cross station → 7 min walk

Subway

Cowcaddens station → 5 min walk

Drive

M8 Motorway → 3 min drive

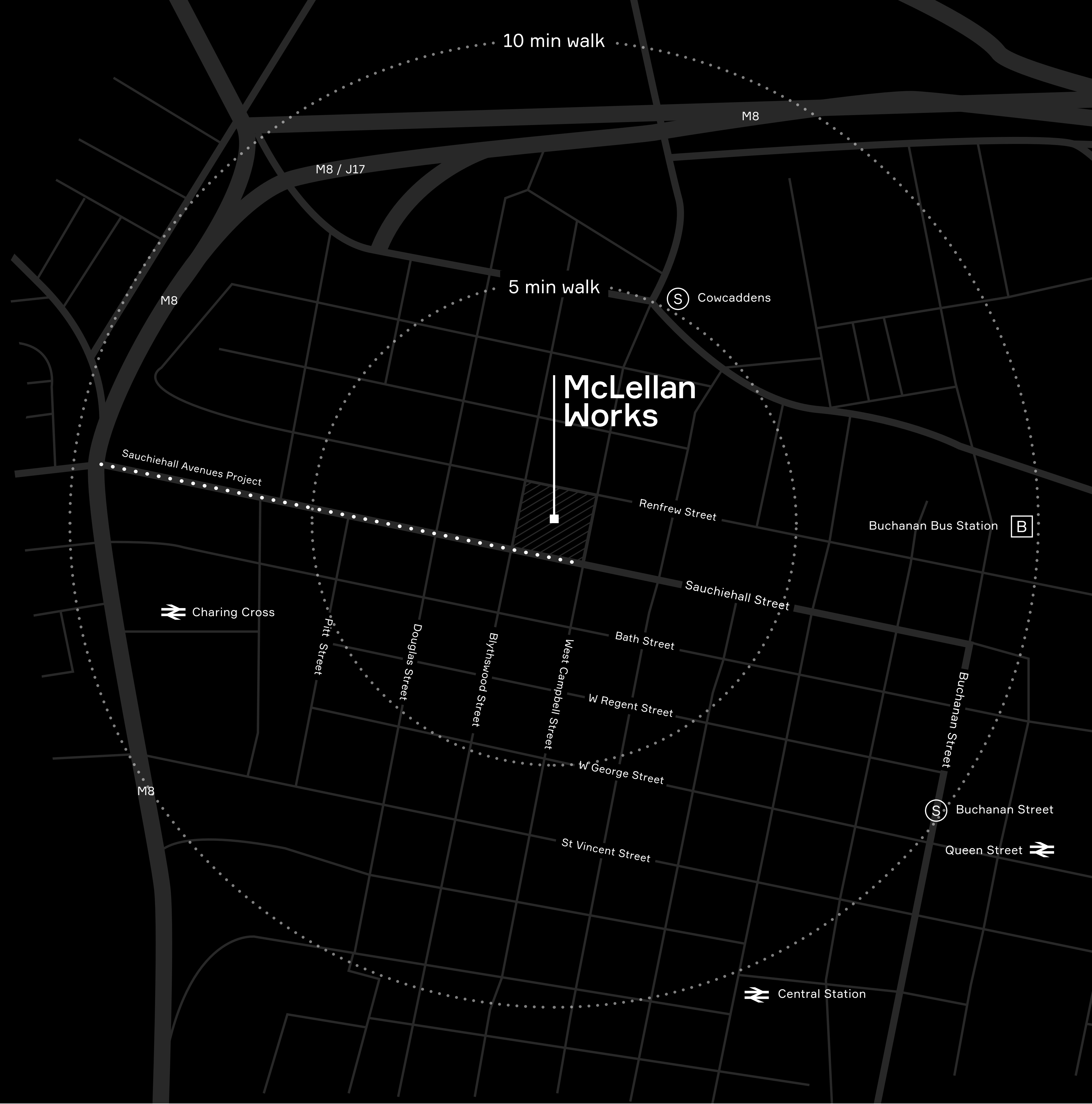
Cycle

Glasgow's cycle network is on our street

Bus

Easy access to routes connecting
the city and beyond

Buchanan Bus Station → 9 min walk





RAUCOIRBALL STREET
ROSE STREET

Black Sheep Coffee

Black Sheep Coffee

PEOPLE
MAKE
GLASGOW

Foundation

McLellan
Works

British Heart Foundation

spring



McLellan Works

274 Sauchiehall Street
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