

TWO ATLANTIC
SQUARE

Growing Community Transformed Neighbourhood

31,768 sq ft of modern, sustainable workspace

31 York Street • Glasgow • G2 8NJ

A TALE OF TWO COMMUNITIES



The neighbourhood



& the building

A new kind of workplace environment.
A place for rich social experiences both inside and out. With flexible work zones and outside green spaces, Two Atlantic Square is the ideal place for business. With a bustling community of shops, cafés, bars and leisure facilities on the building's doorstep – a few minutes from Two is as far as you'll need to go.



THE NEIGHBOURHOOD



Space to relax and breathe

New public walkway and soft landscaping combine to create an oasis of urban green space in the heart of the city.



3 minute walk

From Glasgow Central, Scotland's largest train station.



Glasgow city centre's largest shopping & leisure mall

850,000 sq ft of retail spaces, including 9 restaurants and 9 screen VUE Cinema located within 6 minute's walk at the St Enoch Centre.

15,



The Broomielaw's population has grown to over 15,000 people, following Barclays, HMRC and J.P. Morgan relocating to the area.



MEET THE NEIGHBOURS

The Atlantic Square community

AtkinsRéalis

Burness Paull

SIEMENS

BDO







The wider community

- 01 Barclays Bank
- 02 Student Loans Company
- 03 / 07 Scottish Government
- 04 BT • Criminal Injuries Compensation Authority
- 05 HM Revenue & Customs
- 06 Morton Fraser • MacRoberts
- 07 Lloyds Bank
- 08 J.P. Morgan
- 09 AtkinsRéalis • Burness Paull • Siemens • BDO
- 10 Ministry of Defence
- 11 Scottish Courts and Tribunals Service
- 12 DWP • Mactaggart & Mickel Group
- 13 SQA • Education Scotland

GET CONNECTED

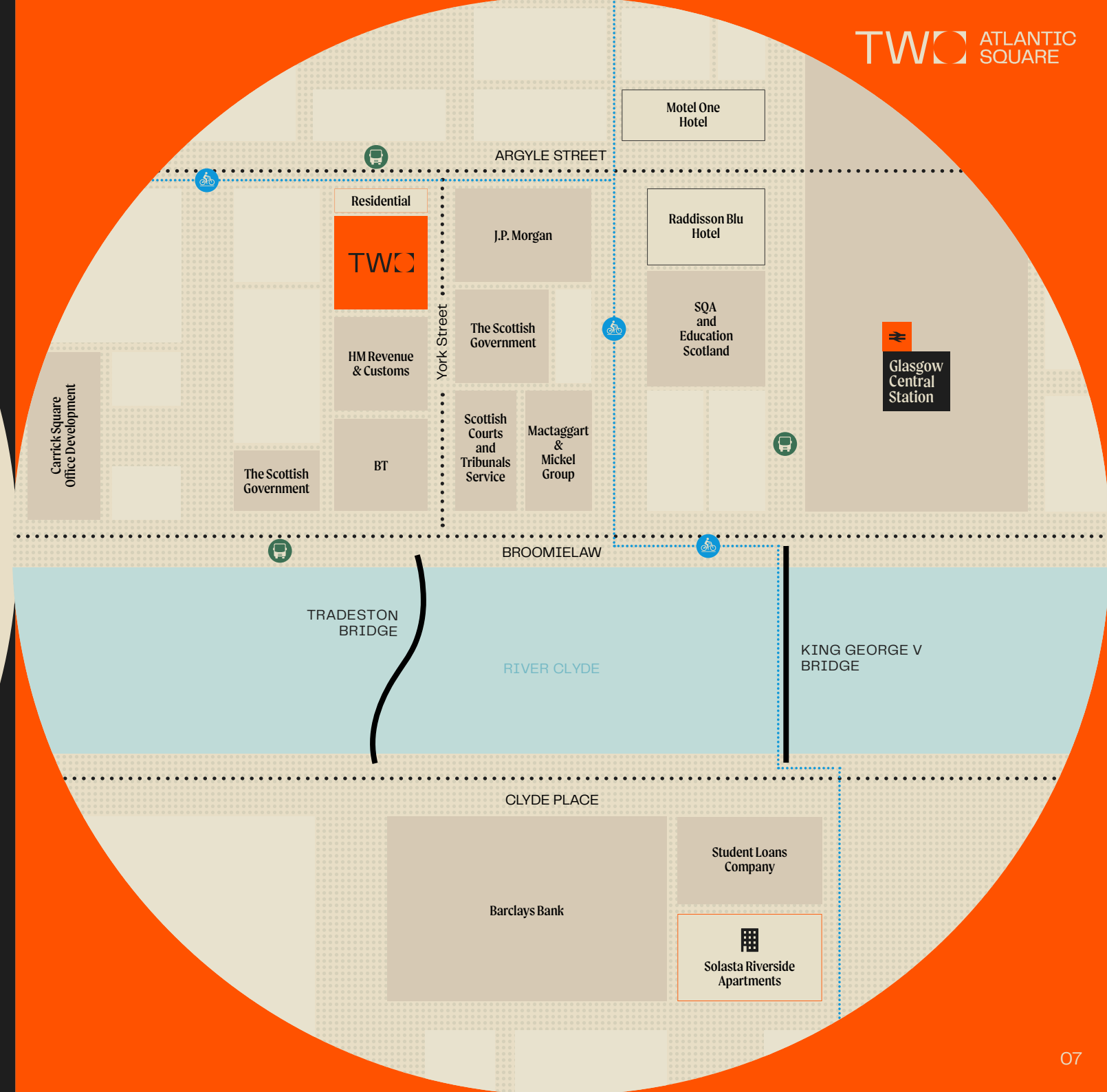
Two Atlantic Square delivers superb connectivity with immediate access to all modes of transport.

Getting to and from the building couldn't be easier with the city's main cycle, running, road and rail routes, immediately adjacent to the development.

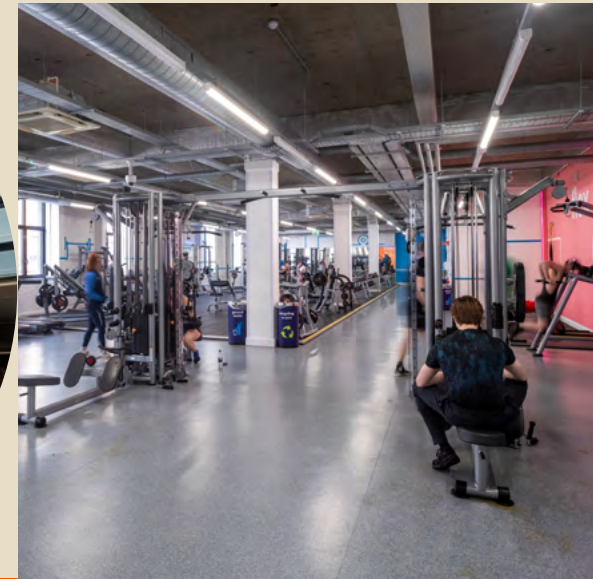
	Glasgow Central Train Station	3 min walk
	Anderston Train Station	7 min walk
	Queen Street Train Station	14 min walk
	St Enoch Subway Station	9 min walk
	Buchanan Street Subway Station	12 min walk
	Bridge Street Subway Station	14 min walk
	Glasgow Airport	12 min drive
	OVO Bike Station	2 min walk



OUT AND ABOUT



STOP & GO



Broomielaw
1 min walk

Caffè Nero
1 min walk



Tesco Express
2 min walk

Co-op Food
3 min walk



The Gym
6 min walk

STAY & PLAY



Radisson Blu Hotel
3 min walk

St Enoch
Shopping Centre
7 min walk

Buchanan Street
7 min walk

Princes Square
Shopping Centre
8 min walk

Everyman Cinema
9 min walk

COMMUNITY SPOTLIGHT



Joanne Leslie ➔ General Manager, The Duke's Umbrella

The Duke's Umbrella

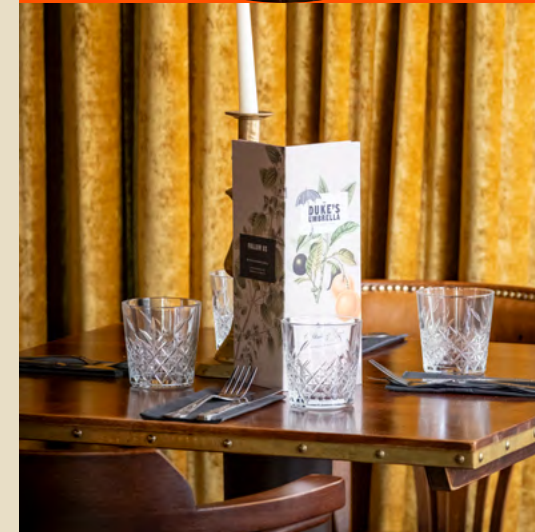
1 minute walk from
Two Atlantic Square

“These past couple of years have been a whirlwind of change around here, and we’ve been front row witness to the amazing transformation of the area. From lunch meetings to post-work drinks and networking, The Duke’s Umbrella has become the ‘local’ for the work crowd, and it’s lovely to see familiar faces every day. It is a great area to work in. The new restaurants and the developments have really embraced the energy of this regeneration and there is a real sense of community here amongst the people who live and work in the area which has resulted in The Duke’s Umbrella being transformed into this buzzing hub where work meets play.

We’re incredibly passionate about every detail of The Duke’s Umbrella and we’re focussed on delivering an outstanding experience for all of our guests whether you’re joining us for afterwork drinks, hosting an event or catching up with friends at the weekend.”



“The Duke’s Umbrella has become the ‘local’ for the work crowd, and it’s lovely to see familiar faces every day. It is a great area to work in.”



THE BUILDING

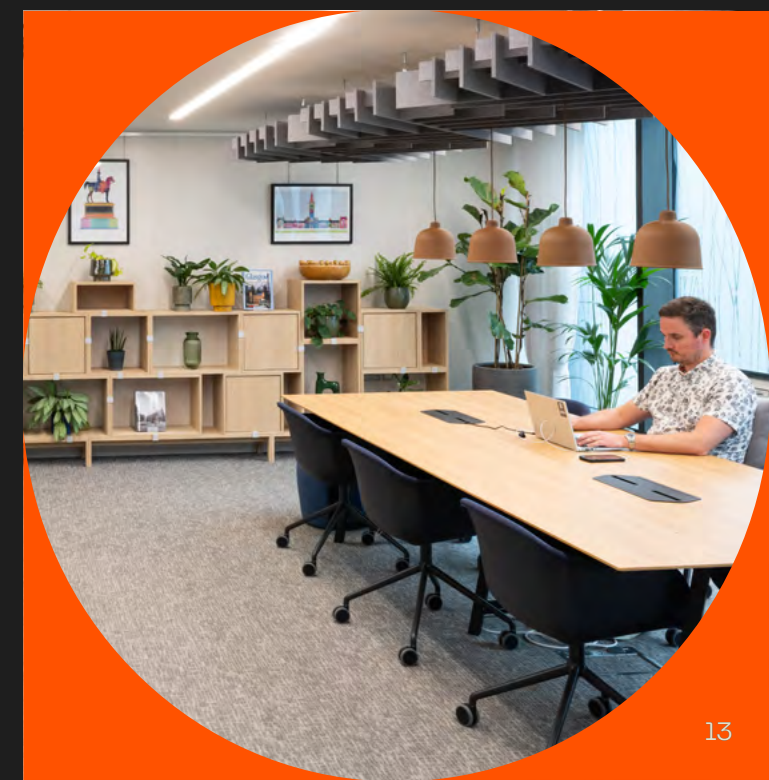


WELCOME,
COME ON IN

KICK BACK & RELAX

The reception's open character combines lounge areas and spaces for informal meetings. It's a multi-tasking 'living room' for today's flexible working, encouraging social interaction and offering space for occupier events. An agile work environment that will combine rich social experiences with flexible work zones and outside spaces.

Convenience retailers, cafés, bars and leisure facilities on the doorstep will encourage occupiers and visitors to engage with the space and create a bustling environment.





INSPIRE & INNOVATE

Spacious, light, flexible office floors,
extending to 15,917 sq ft.





240 lockers &
25 showers



180 bike spaces



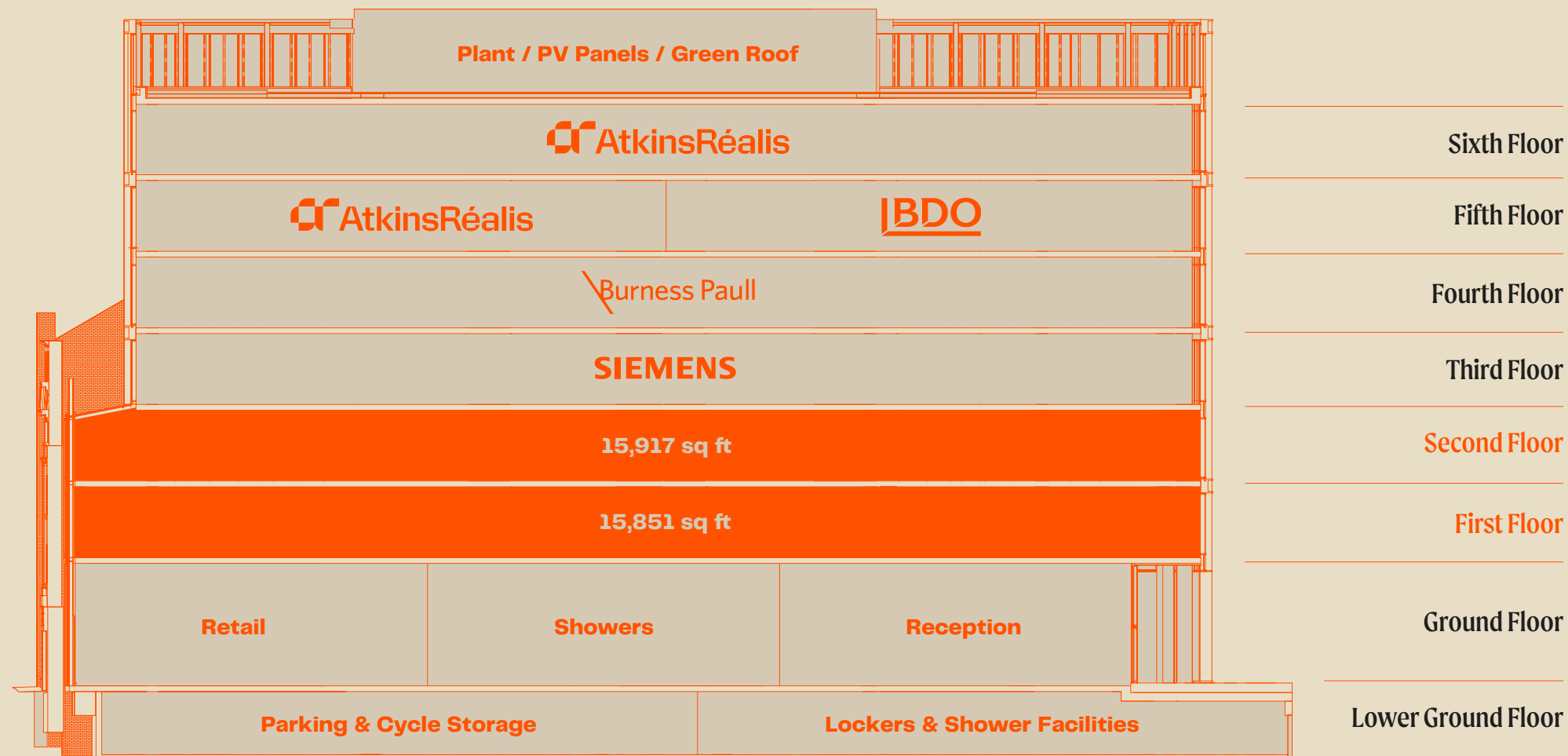
Wi-Fi enabled
business lounge



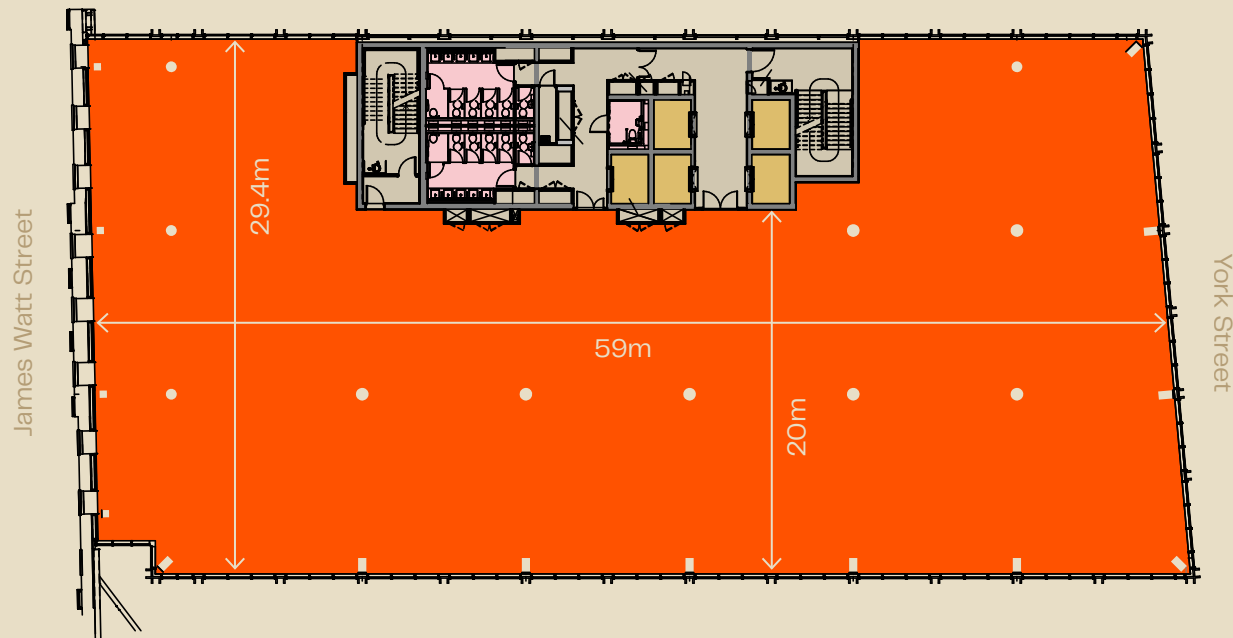
Secure
by design

ACCOMMODATION

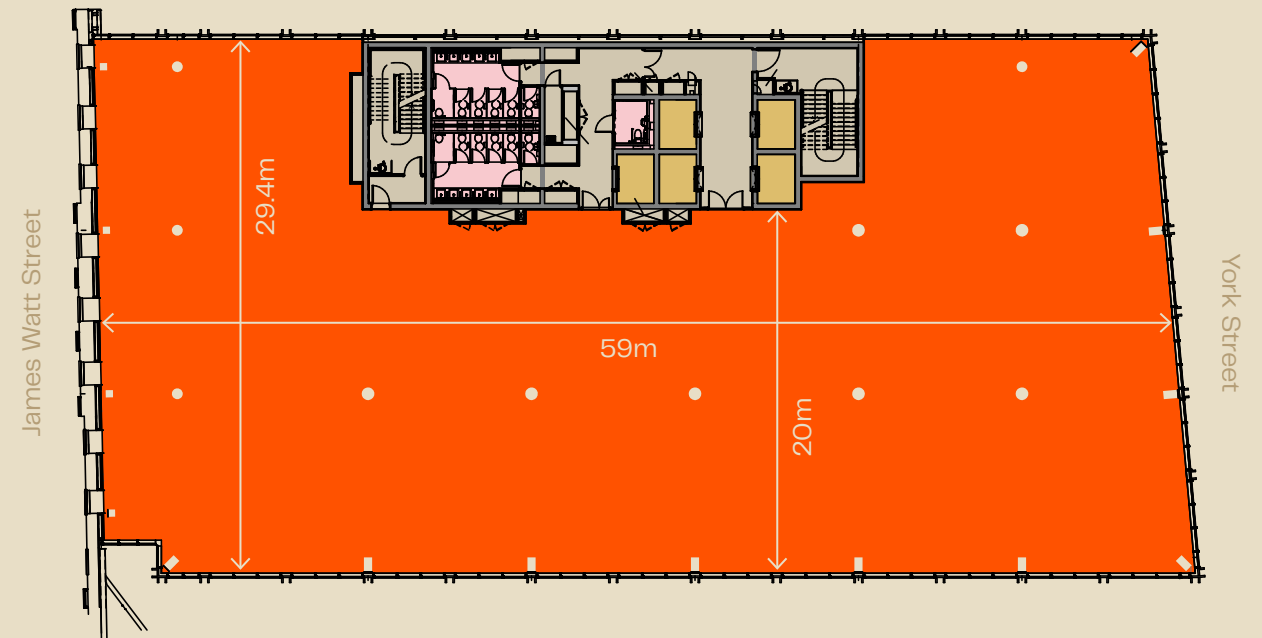
31,768 sq ft
of modern, sustainable
workspace available to let



FLOOR PLANS

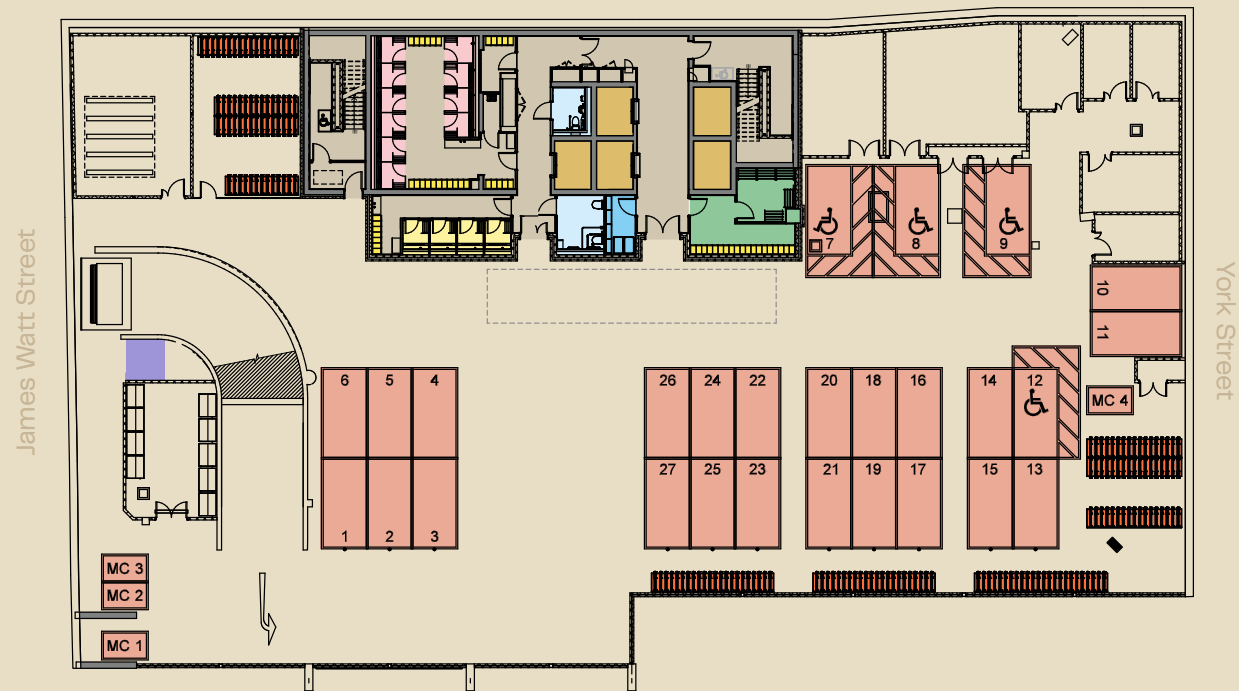


First Floor
15,851 sq ft



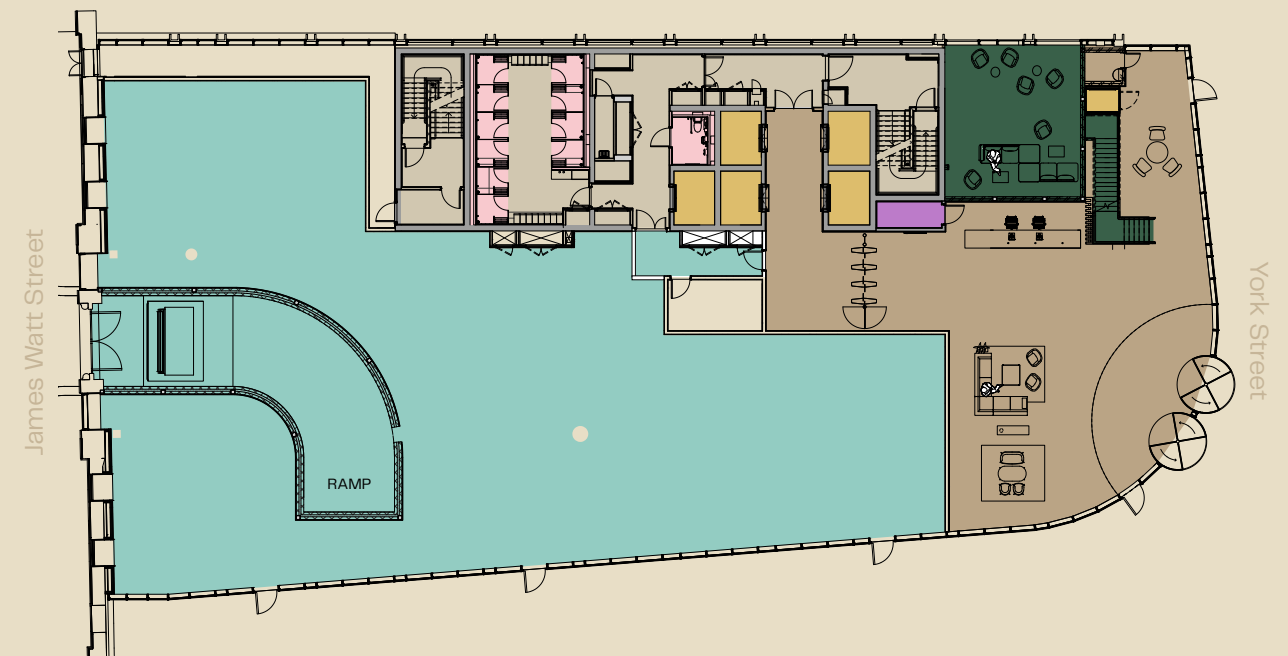
Second Floor
15,917 sq ft

FLOOR PLANS



Lower Ground Floor

- 10 male showers
- 4 gender neutral showers
- 1 accessible shower & toilet
- Drying room
- 240 lockers
- Towel store
- 180 cycle spaces
- Cycle wash
- 27 car spaces
- 4 motorbike spaces



Ground Floor

- 10 female showers and accessible toilet
- Parcel hub
- Retail
- Wi-Fi enabled business lounge
- 24-hour manned reception

SPECIFICATION

Two Atlantic Square provides 97,000 sq ft of exceptional, highly specified Grade A accommodation. From a spacious entrance with tenant lounge, to state of the art end of trip facilities, the building exceeds occupier expectations.

Specification Highlights



Secure by design
(enhanced public realm and car park security)



Blast-proof glass



180 bike spaces



25 showers



240 lockers



Four pipe fan coil air conditioning



5 star eWave rating for telecoms connectivity



Standby power
(space for a single standby generator and fuel storage for 24 hours)



1:8 occupational density throughout



Wi-Fi enabled Business Lounge



Secure risers
(for telecommunications and power)



2.8M floor to ceiling height



4 Dedicated passenger lifts



Dedicated goods lift



Raised access flooring



LED Lighting



Suspended ceiling



24/7-365 security



Parcel delivery hub



Drying room



Complimentary towels and toiletries



Electric car and cycle infrastructure



WELL Building Standard 'Enabled'



Public realm with mature planting and seating areas

SUSTAINABILITY

With sustainability at the forefront of the developer's design, Two Atlantic Square will minimize energy consumption through implementation of green technology resulting in a cost effective, low carbon emission workplace.



High efficiency
LED lighting



Bee hives to
support biodiversity



100% of building
waste recycled/
non landfill



Green roof to aid
biodiversity



Rainwater harvesting/
PIR flush control



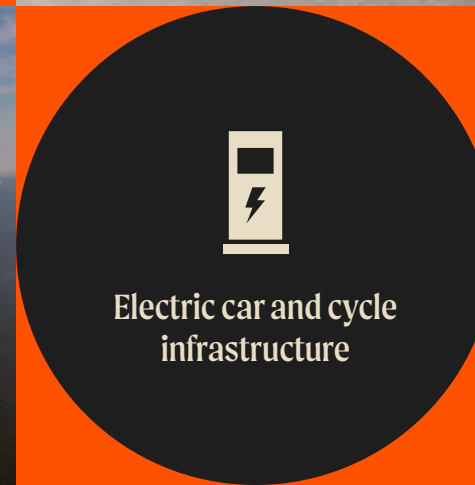
Retained existing listed
façade incorporated into
the building envelope



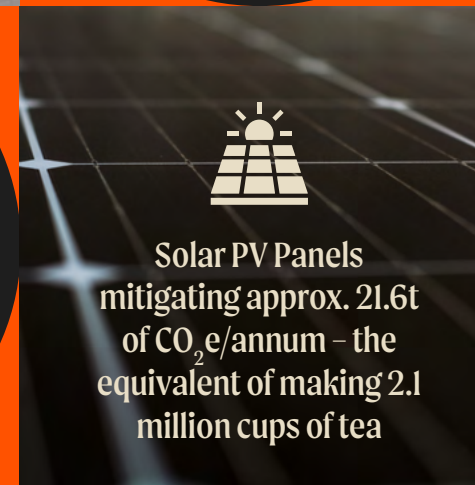
100% renewable
electricity



Electric car and cycle
infrastructure



Solar PV Panels
mitigating approx. 21.6t
of CO₂e/annum - the
equivalent of making 2.1
million cups of tea



BREEAM 'Excellent'
& EPC 'A'



TWO ATLANTIC SQUARE

2ATLANTICSQUARE.CO.UK



Alistair Reid
alistair.reid@jll.com
07711 054 848

CBRE

Sarah Hagen
sarah.hagen@cbre.com
07468 724 253

Ryden

Tim Jacobsen
tim.jacobsen@ryden.co.uk
07787 183 341

Joint Venture Development Partners



JLL / CBRE / Ryden for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL / CBRE / Ryden has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.
e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Date of Preparation of Details: July 2024