

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 image features a central orange circle. To its left and right are dark grey circles that overlap the orange one. Two vertical lines, one orange and one dark grey, intersect the circles. The text 'THE NEIGHBOURHOOD' is centered horizontally across the orange circle in a white, sans-serif font.

# 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

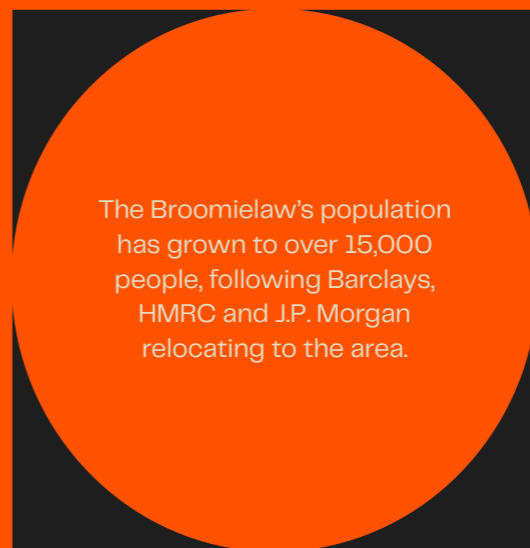
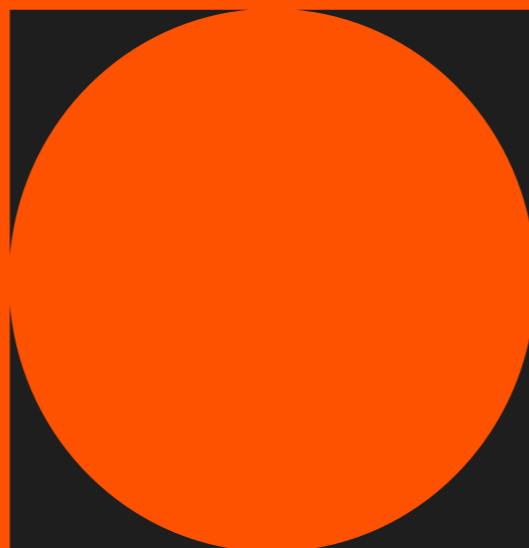
From Glasgow Central, Scotland's largest train station.



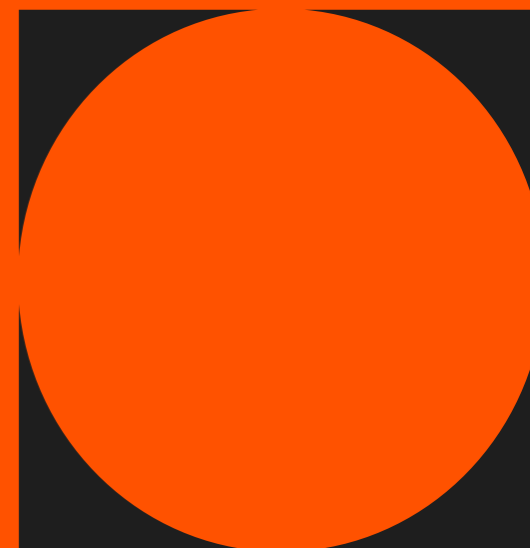
### Glasgow city centre's largest shopping & leisure mall

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



## 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



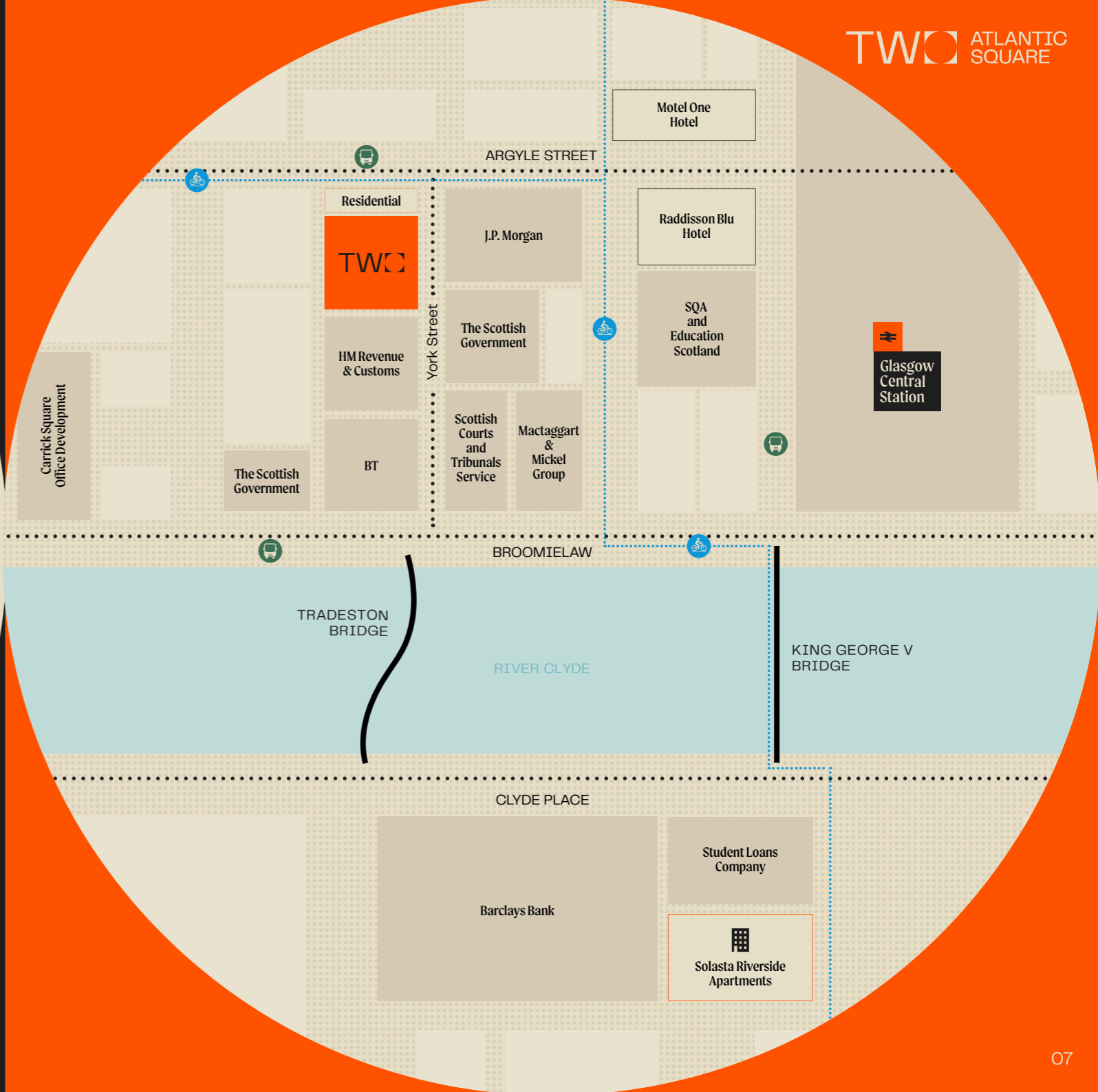
Two Atlantic Square delivers superb connectivity with immediate access to all modes of transport.

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.

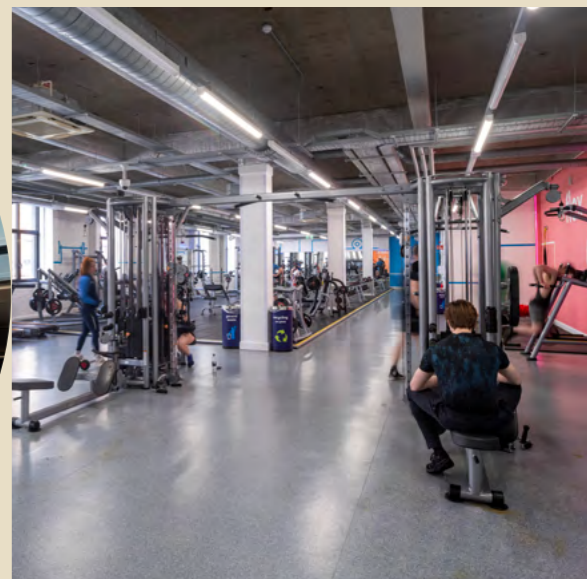
	Glasgow Central Train Station Anderston Train Station Queen Street Train Station	3 min walk 7 min walk 14 min walk
	St Enoch Subway Station Buchanan Street Subway Station Bridge Street Subway Station	9 min walk 12 min walk 14 min walk
	Glasgow Airport	12 min drive
	OVO Bike Station	2 min walk



# 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



“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 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.”



Joanne Leslie → General Manager, The Duke's Umbrella

# THE BUILDING

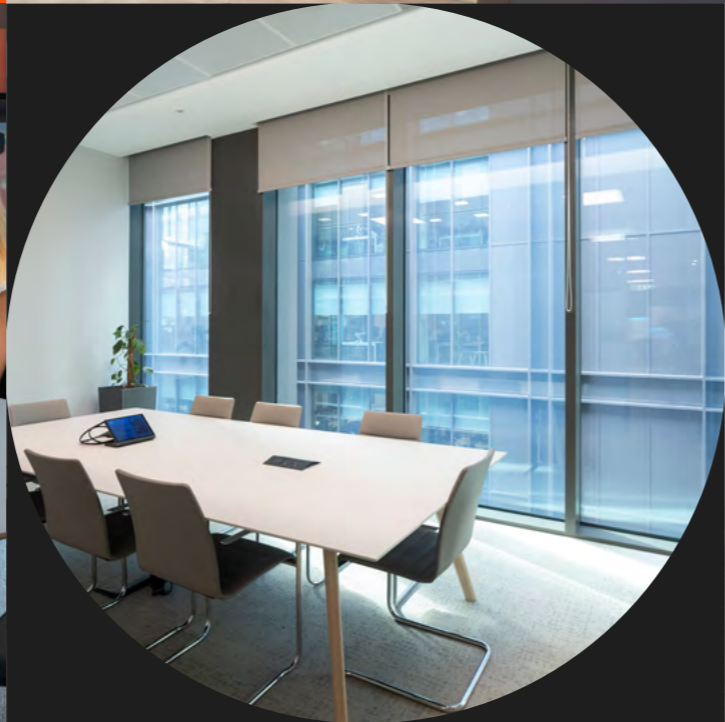
WELCOME,  
COME ON IN

# 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



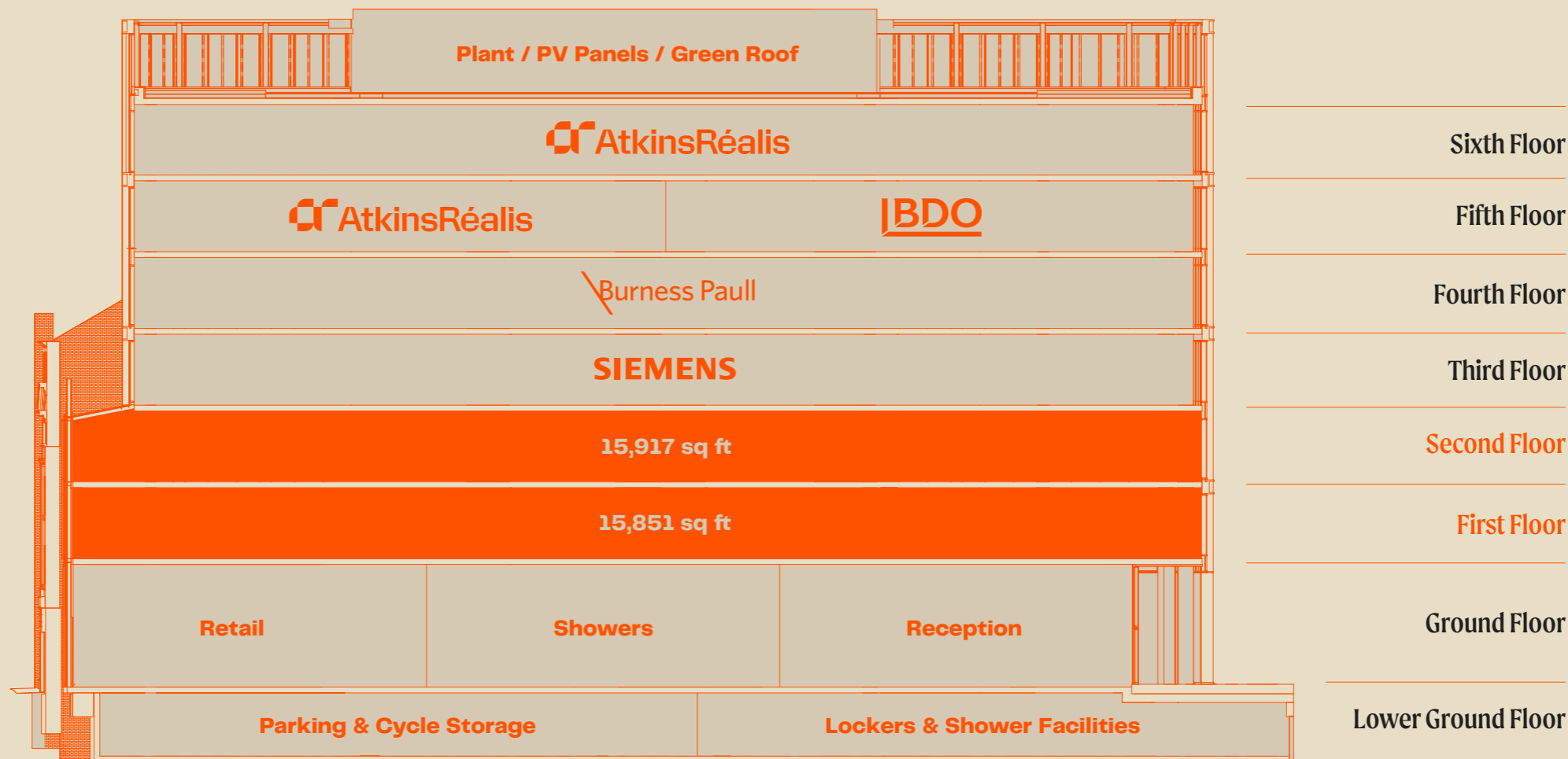
Wi-Fi enabled  
business lounge



Secure  
by design



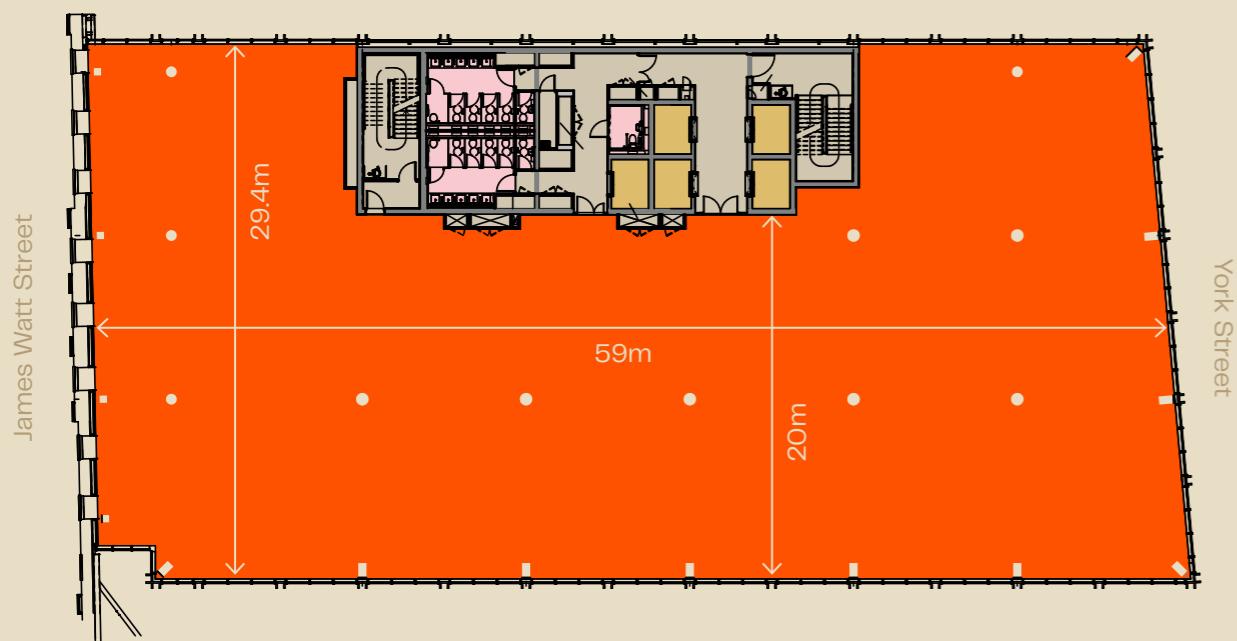
# ACCOMMODATION



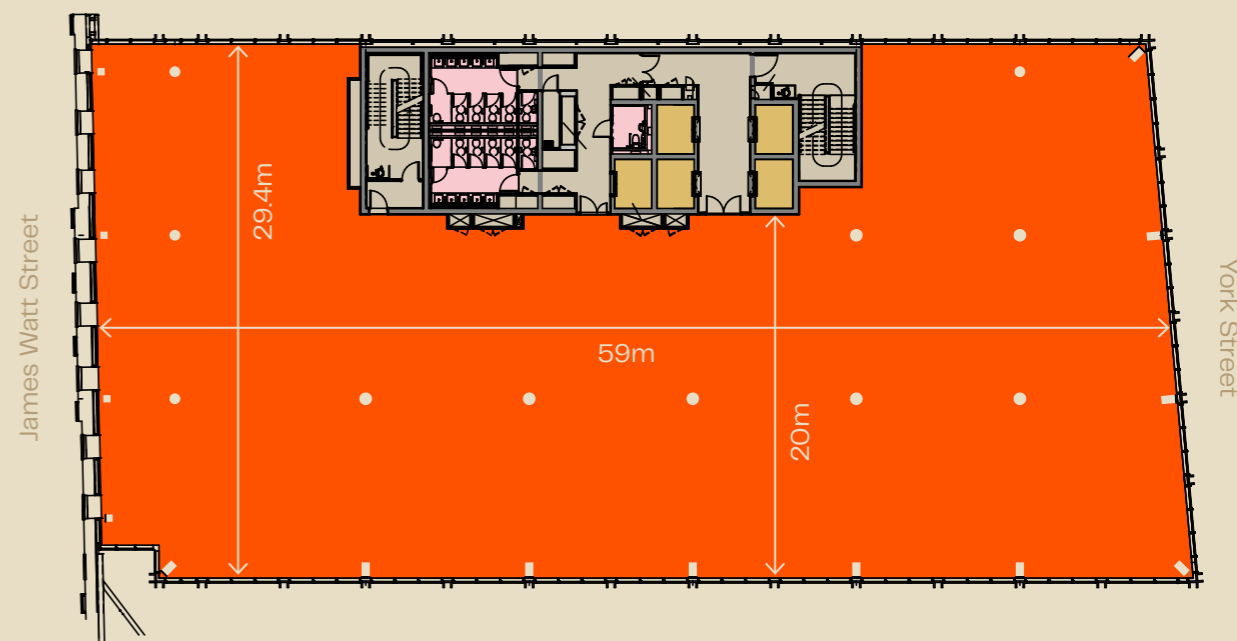
**31,768 sq ft**

of modern, sustainable workspace available to let

# FLOOR PLANS



**First Floor**  
15,851 sq ft



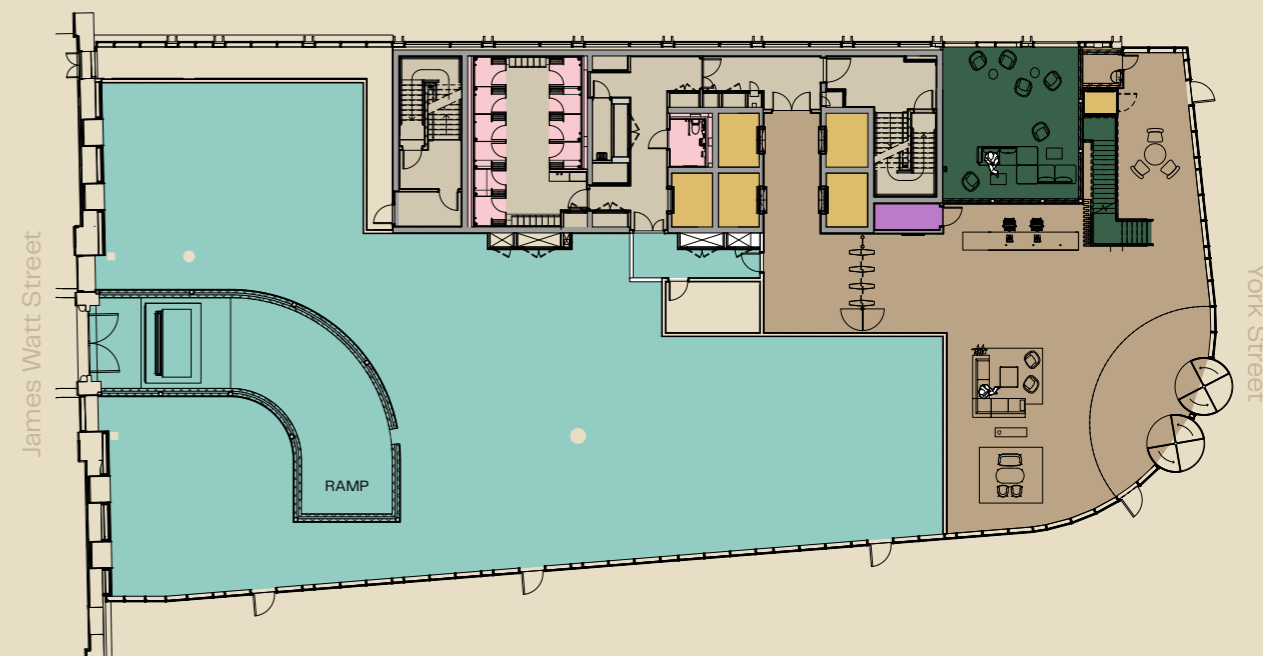
**Second Floor**  
15,917 sq ft

# FLOOR PLANS



Lower Ground Floor

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



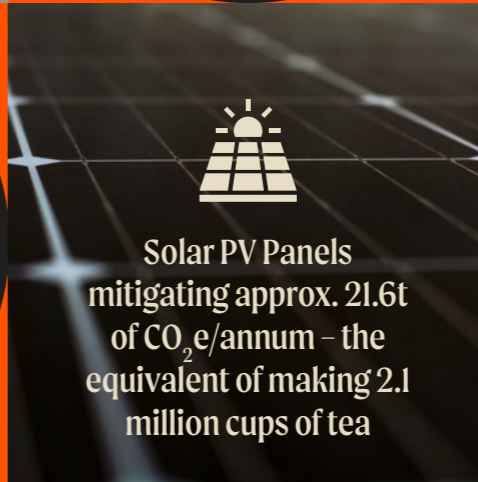

100% of building waste recycled/ non landfill




Retained existing listed façade incorporated into the building envelope

Electric car and cycle infrastructure




BREEAM 'Excellent' & EPC 'A'

# TWO ATLANTIC SQUARE

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This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Date of Preparation of Details: November 2023