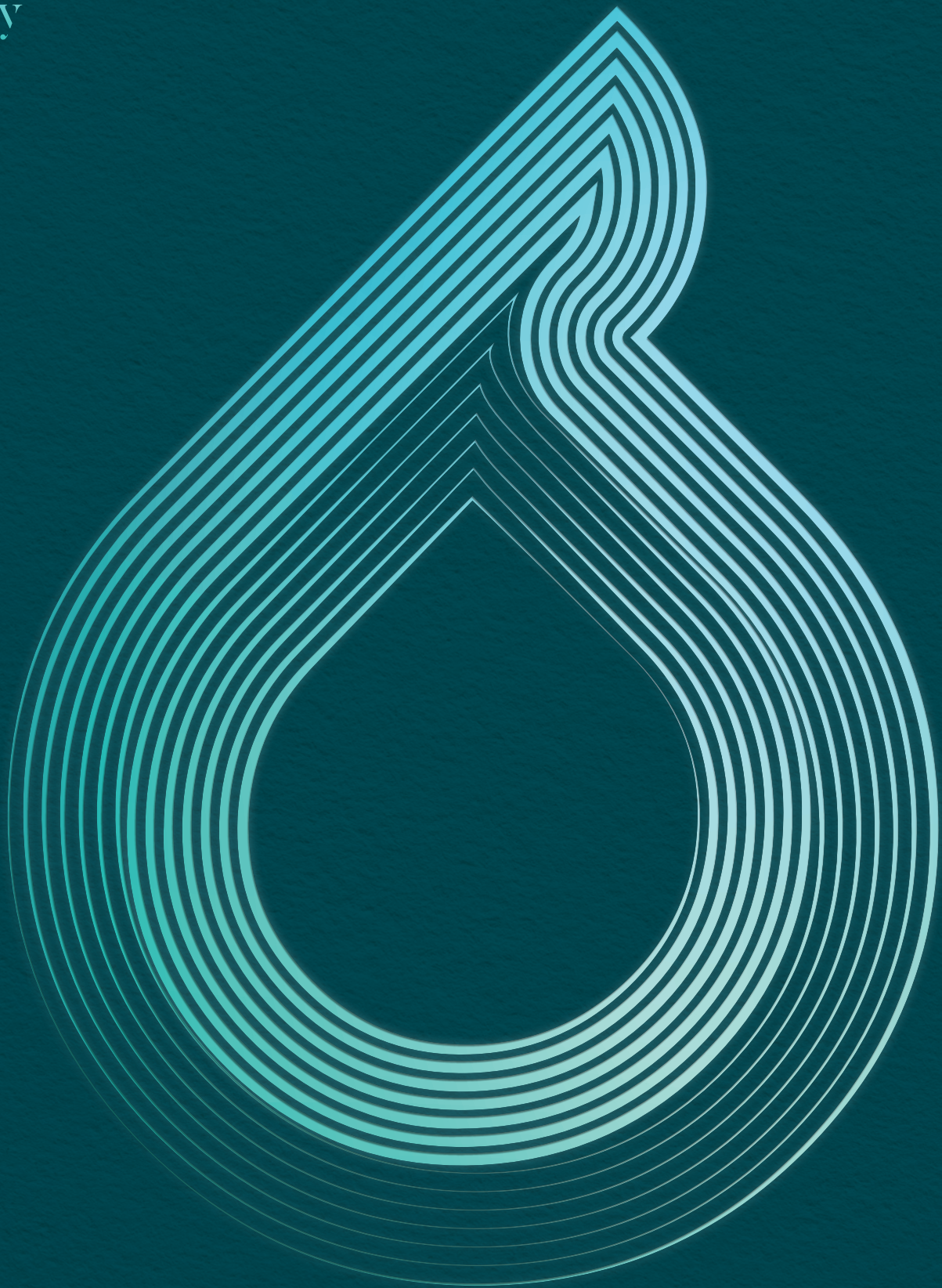


Six  
Atlantic  
Quay



Glasgow  
G2 8JD





# Head Space



5m Floor to  
Ceiling Height

**Walk through the doors at 6 Atlantic Quay and it's immediately clear that this is no ordinary office building - this is something completely different.**

From the lofty five metre ceiling height and towering atrium, to the floating meeting pod and town hall steps with presentation facility, this is an environment that encourages people to interact with the building. Add in a coffee station, inviting communal meeting rooms and relaxation spaces, and you have a building that exudes confidence and creates a striking initial impression.





The ground floor has been designed with people in mind.

Stylish contemporary furniture and subtle lighting create a relaxing ambience where individuals can touch down, meet for coffee or a healthy snack, chat, exchange ideas or simply take a break from their desk. Perfect for informal meetings or exchanging ideas, this is co-working space that really works.



### Two Imposing Entrances

6 Atlantic Quay can be accessed from the main entrance on Roberston Street and from a dedicated additional entrance off York Street.

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Quay

# People Place

### Town Hall Seating

With a presentation screen and AV, the communal town hall space provides the perfect place for individual break out and team meetings alike.



5 Star telecommunications  
connectivity ewave rating



Exquisite  
Meeting Spaces



On-site  
Nespresso  
coffee  
station



Floating Co-Working Meeting Pod



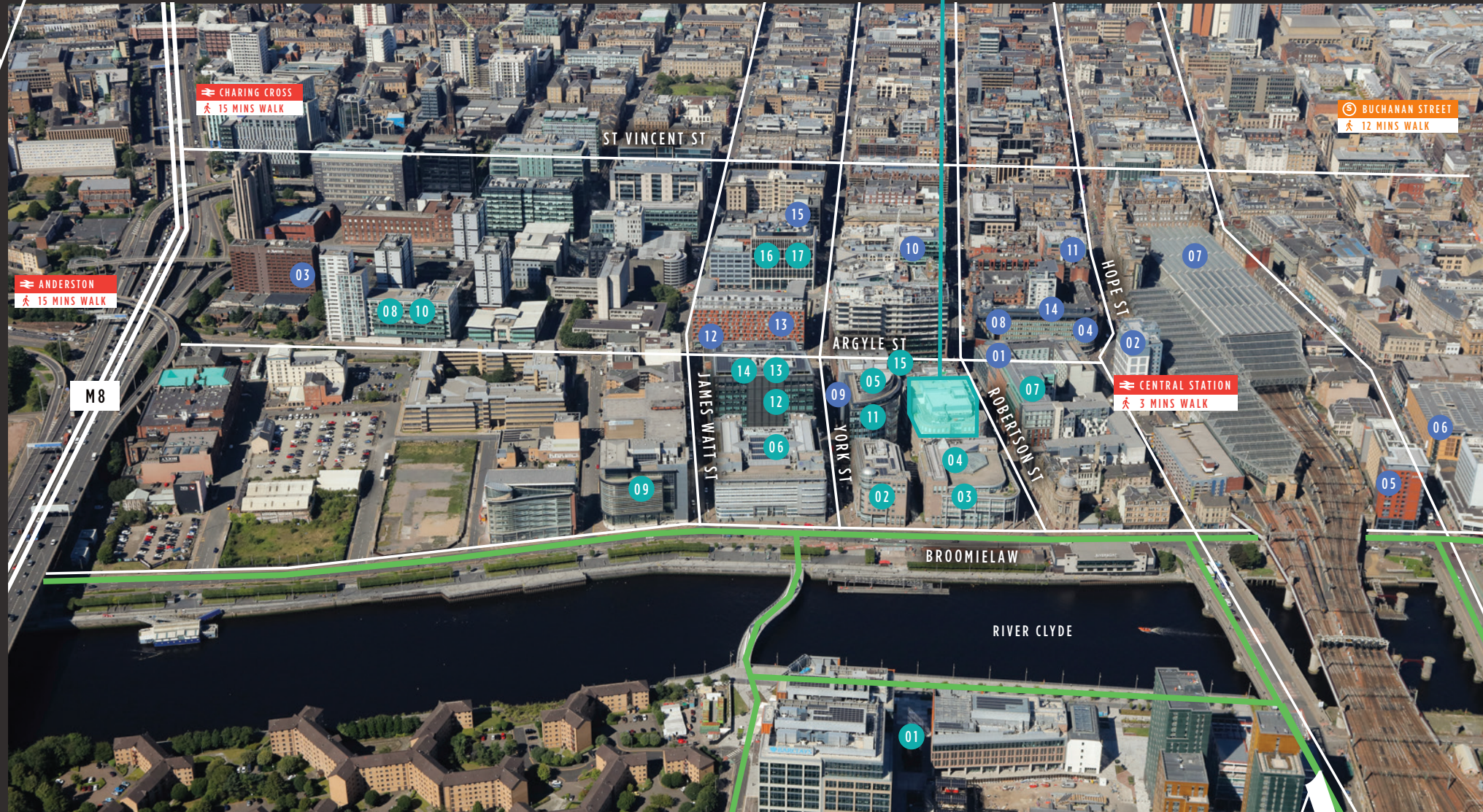




# Easy

Glasgow's International Financial Services District (IFSD) is home to an array of established and fast growing FTSE, financial and professional organisations. Hardly surprising when you consider the excellent amenity provision and outstanding connectivity.

From the pedestrian bridge linking Broomielaw and Tradeston to just about every form of transport you can name, 6 Atlantic Quay couldn't be more accessible. Buses on the doorstep, rail and subway stations within minutes' walk and M8 junction 19 and the Clydeside Expressway only a short drive away - now that's connected.



## Neighbouring Occupiers

01. Barclays Campus
02. HM Courts & Tribunals Service
03. Department for Work and Pensions
04. Lloyds Banking Group
05. MacRoberts LLP
06. BT
07. Scottish Qualifications Authority
08. Teleperformance
09. Scottish Government
10. AXA Business Insurance
11. AON
12. Burness Paull LLP
13. HMRC
14. Atkins
15. JP Morgan
16. TLT LLP
17. OVO Energy



## Local Amenities

01. Radisson Blu
02. Motel One
03. Marriott Hotel
04. Yotel
05. Jurys Inn
06. Q-Park
07. Alston Bar & Beef
08. Co-op
09. Caffè Nero
10. Pret A Manger
11. Pure Gym
12. Dukes Umbrella
13. Tesco
14. Vega
15. Ho Wong



## Local Cycleways

# Access





The second busiest  
venue in the world



6 Atlantic Quay couldn't be better placed. Its inspirational setting provides an abundance of outdoor spaces and access to a riverside promenade to unwind and enjoy a breath of fresh air.

The area is home to a raft of restaurants, coffee/sandwich outlets and convenience stores that are all on hand. A short cycle takes you to the SEC (Scottish Event Campus) Scotland's largest exhibition centre, home to the OVO Hydro, one of the world's top performance arenas.



# Lively Locale

Six  
Atlantic  
Quay

River Clyde Waterfront







# NO



A happy and healthy workforce leads to greater productivity. 6 Atlantic Quay has been designed with this in mind and with users wellness at the forefront of every decision - resulting in being accredited with a Platinum 'Active Score' rating. As more and more people choose to adopt a healthy commute, by bike or on foot, 6 Atlantic Quay has been designed to offer occupiers first class changing, shower, drying and storage facilities, all accessed directly from street level.

Numerous gyms lie close at hand and the scenic riverside promenade offers green spaces and the perfect route for fitness fanatics.

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Male, Female &  
Accessible Showers

Private Shower Cubicles,  
Changing Facilities  
& Drying Room



# Sweat







Full height glazing provides volumes of natural light on all floors with highly flexible open plan floor plates affording multiple configurations, allowing you to create the perfect layout for your business.

The building has been crafted and designed with close attention to detail. The high quality specification ensures that it meets the needs of today's occupiers, and is future proofed for tomorrow.

- Virtually column free, large open plan floor plates
- New VRV air conditioning
- Natural daylight from front and rear elevations
- Metal suspended ceiling
- Recessed LED lighting
- Full raised access floors
- 2.7m floor to ceiling height
- New male and female toilets
- Accessible and gender neutral amenities
- 3 x 8 person destination controlled, panoramic atrium lifts
- Floor plate capable of subdivision
- Dedicated goods lift
- Secure speed gates
- EPC Rating - A

FLOOR	SQ FT	SQ M
Sixth	Let to EDF	
Fifth	Let to Iomart	
Fourth	10,426	968
Third	Let to Taylor Hopkinson	
Second	11,468	1,065
First West	5,736	533
First East	5,684	528
Ground	Let to Sulmara	
TOTAL	33,314	3,094

# Natural Light







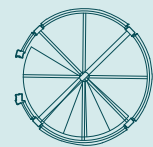
# Ground Floor Office

3,780 Sq Ft / 351 Sq M  
Let to Sulmara

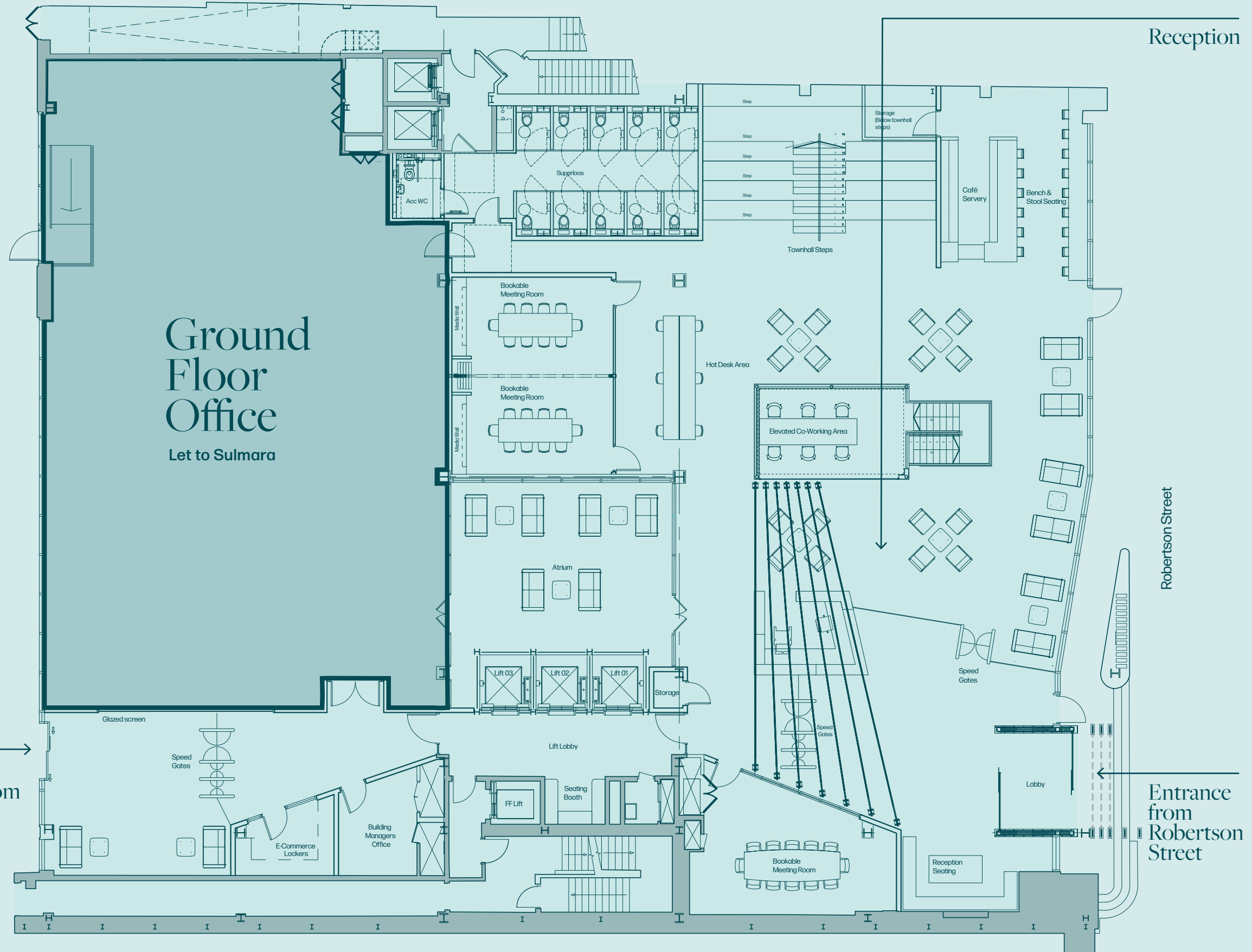
# Reception Space

- 3 bookable meeting rooms
- 1 bookable elevated co-working meeting pod
- Townhall steps
- Coffee station
- Informal seating for 50 plus people
- Storage room for deliveries
- Secure speed gate access from front and rear entrances.
- Manned reception desk

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Quay



Additional  
Entrance from  
York Street







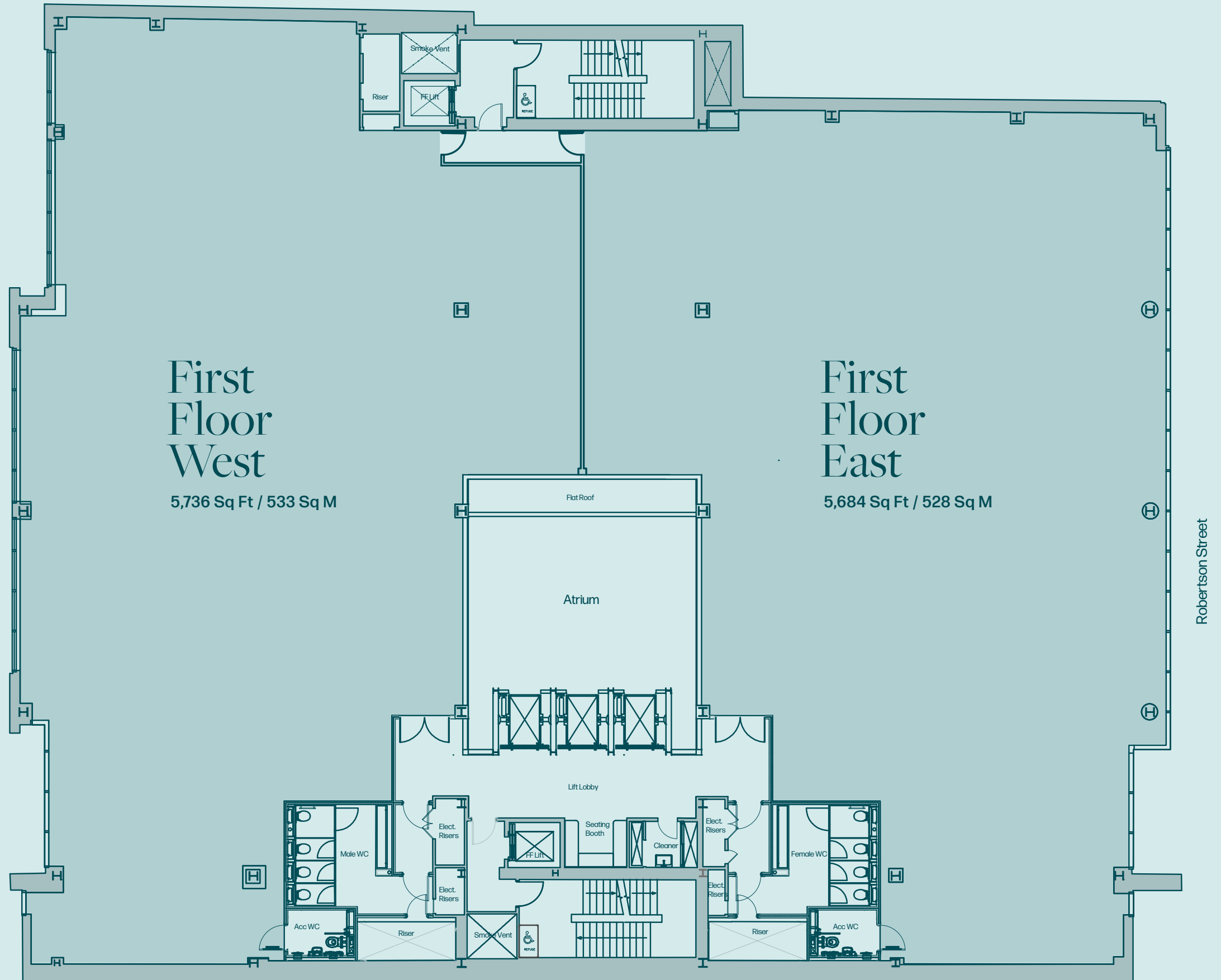
# First Floor West

5,736 Sq Ft / 533 Sq M

# First Floor East

5,684 Sq Ft / 528 Sq M

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Quay

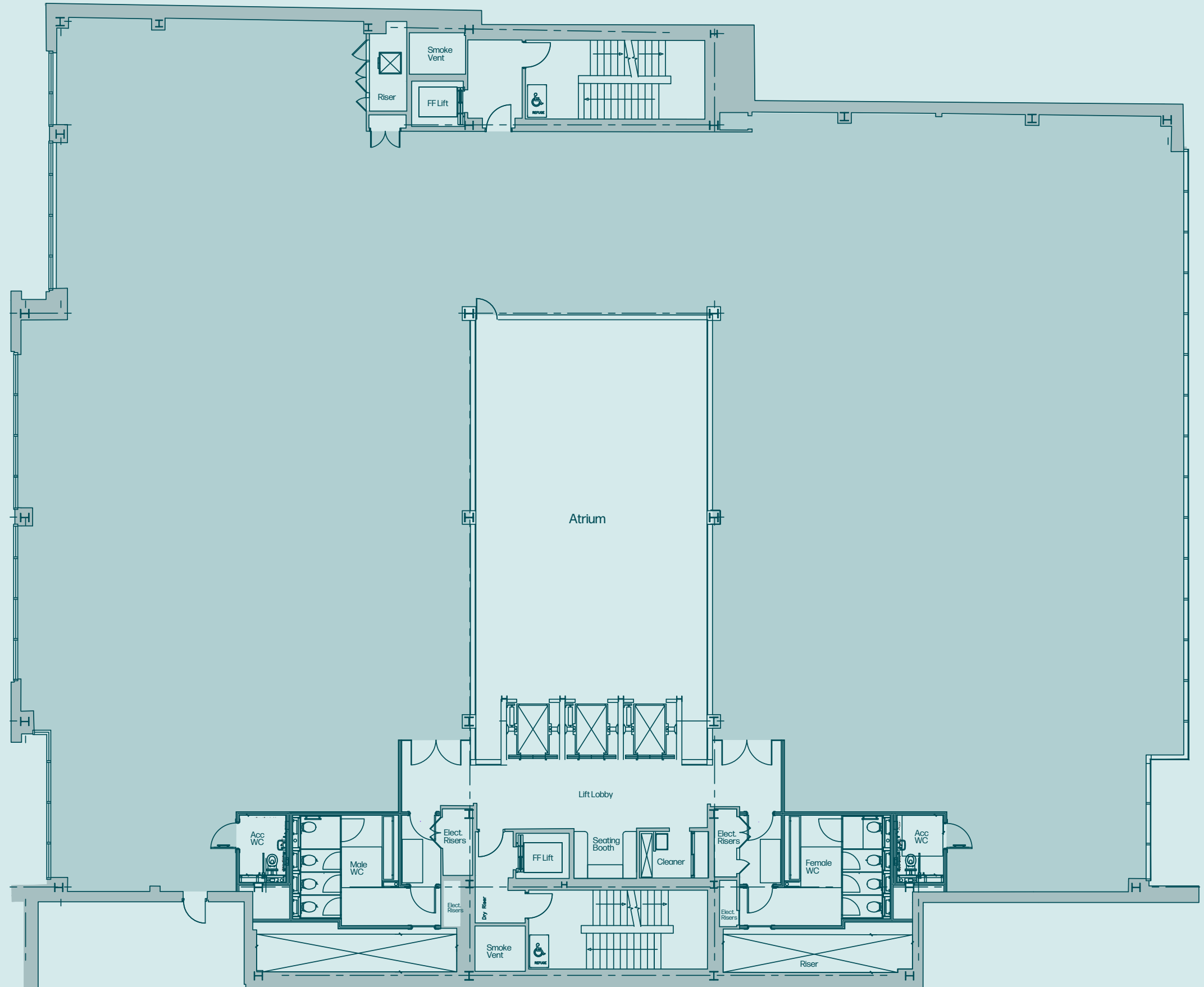






# Fourth Floor

10,426 Sq Ft / 968 Sq M



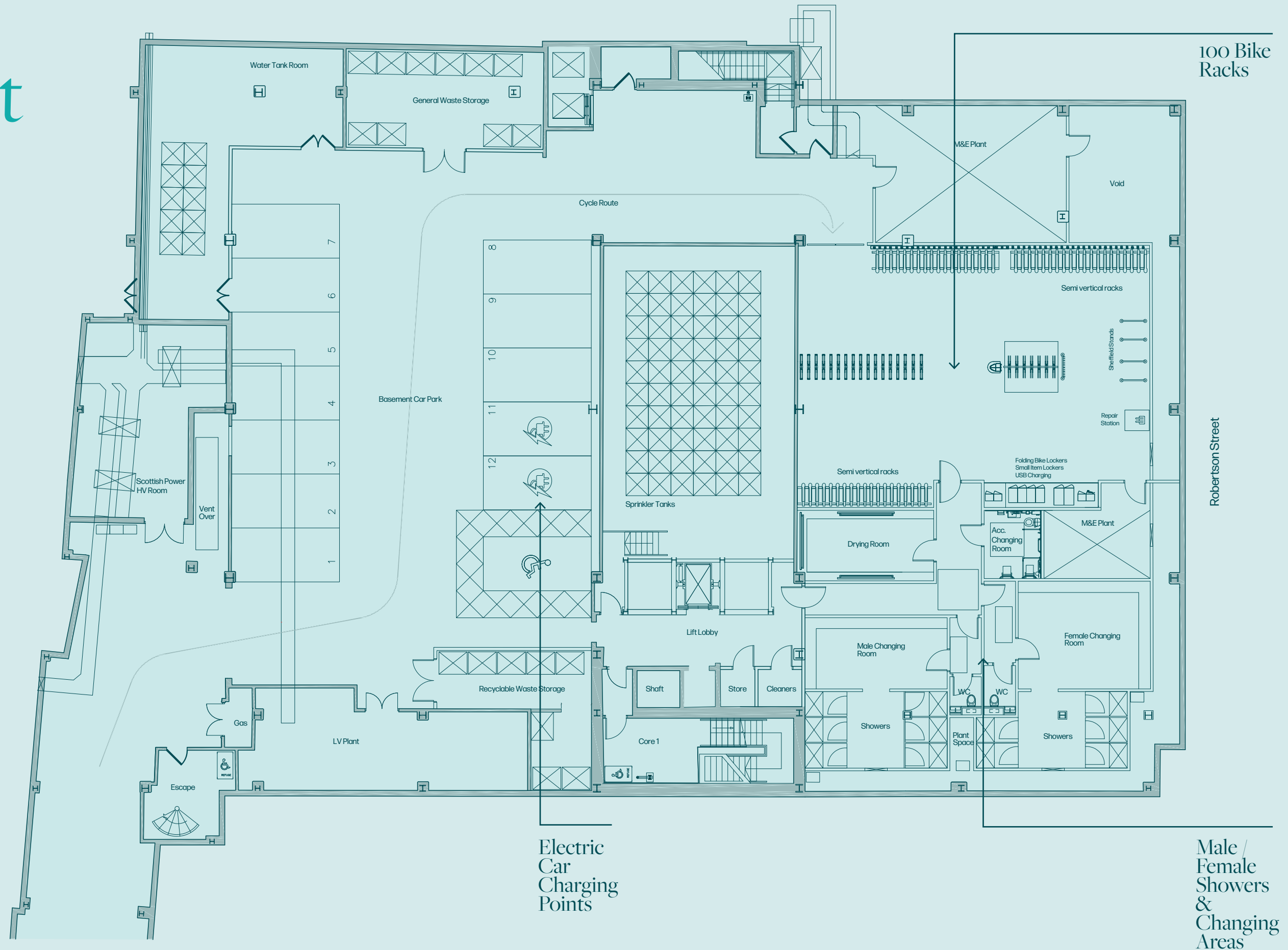
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Quay





# Basement

- 12 car spaces
- 2 electric car charging points
- Cycle storage for 100 bikes
- Drying room
- Cycle repair station
- Accessible changing room and shower facility
- Male and female changing room with shower facilities
- Locker facilities

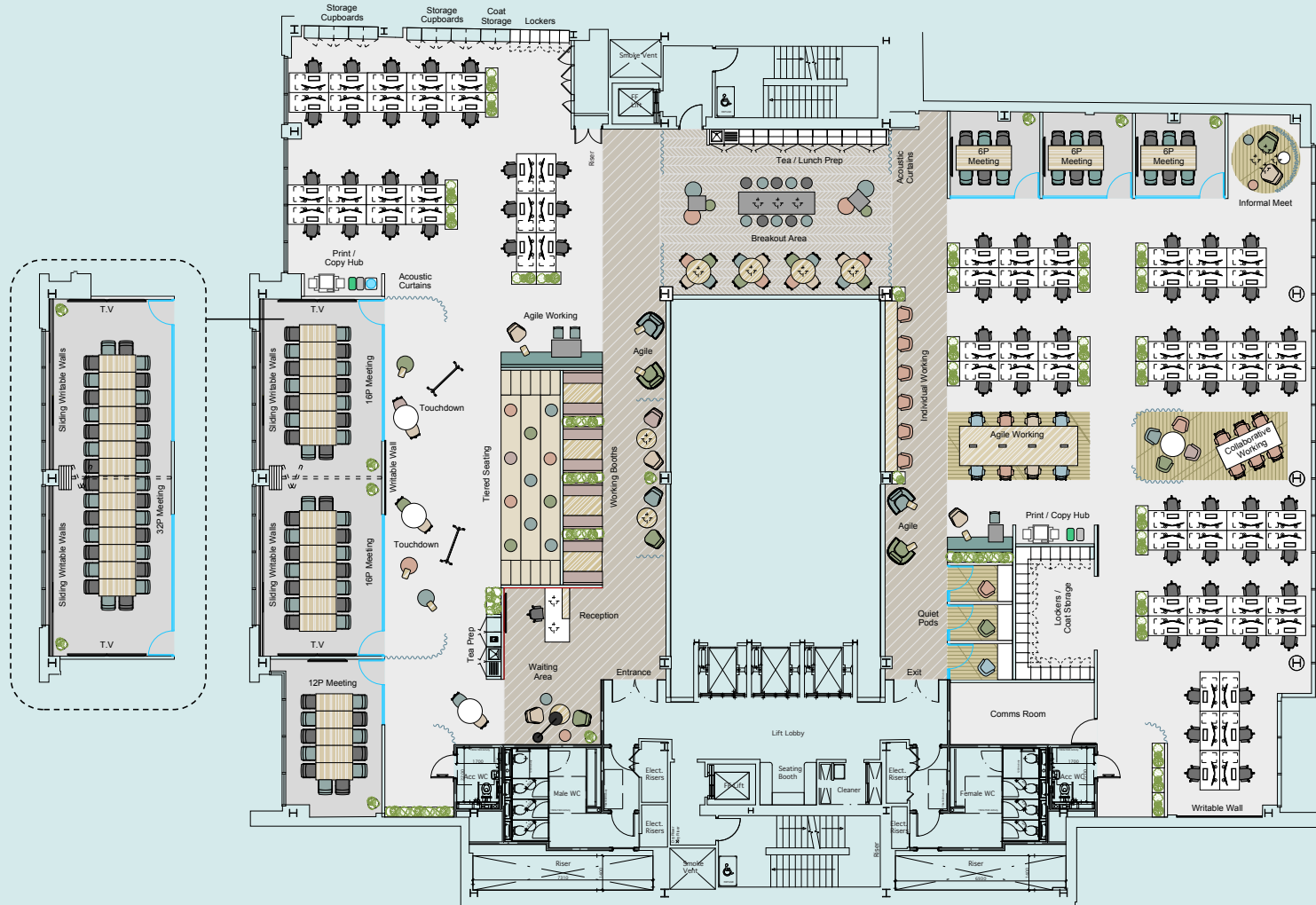






# Fourth

Option 1  
60% Desks / 40% Agile & Collaborative  
N.I.A: 968.4 Sq M / 10,424 Sq Ft



**STANDARD WORKING**  
72 x Workstation - 1600 x 800mm  
(73 no. required - Total at 1:8 sqm per person)

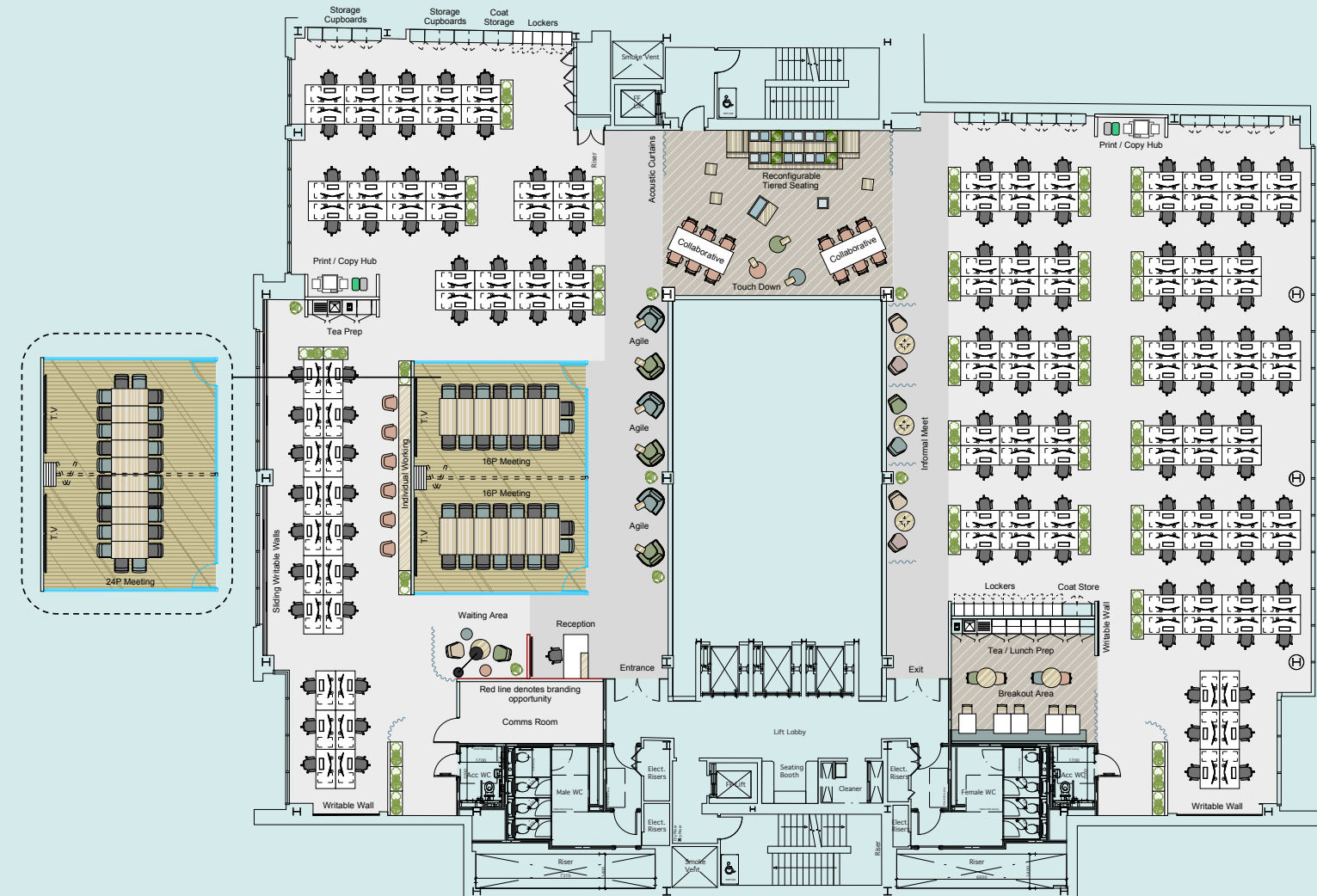
**AGILE / COLLABORATIVE** (Noted on drawing)  
22 x Agile Working  
10 x Collaboration  
20 x Touchdown / Tiered Seating  
06 x Individual Work  
16 x Working Booths  
**TOTAL: 74**  
(49 no. required - Total at 1:8 sqm per person)

**SUPPORT FACILITIES**  
01 x Reception / Waiting Area  
03 x 6 P Meeting Room  
01 x 12 P Meeting Room  
02 x 16 P Meeting Room  
Or  
01 x 32 P Board Room  
03 x Quiet Pods  
01 x Breakout Area  
02 x Tea / Lunch Prep  
03 x Informal Meet  
01 x Comms Room  
02 x Print / Copy Hub

Six  
Atlantic  
Quay

# Fourth

Option 2  
80% Desks / 20% Agile & Collaborative  
N.I.A: 968.4 Sq M / 10,424 Sq Ft



**STANDARD WORKING**  
130 x Workstation - 1600 x 800mm  
(131 no. required - Total at 1:6 sqm per person)

**AGILE / COLLABORATIVE** (Noted on drawing)  
06 x Agile Working  
12 x Collaboration  
14 x Reconfigurable Tiered Seating  
03 x Touchdown  
06 x Individual Work  
**TOTAL: 41**  
(32 no. required - Total at 1:6 sqm per person)

**SUPPORT FACILITIES**  
01 x Reception / Waiting Area  
02 x 16 P Meeting Room  
Or  
01 x 24 P Board Room  
01 x Breakout Area  
02 x Tea / Lunch Prep  
03 x Informal Meet  
01 x Comms Room  
02 x Print / Copy Hub





# Specification

A detailed technical specification can be shared upon request to interested parties



## External

- Façade refurbishment and enhancement of ground floor frontage
- New feature entrance detail with architectural lighting & signage



## Lift Lobby

- 3 x 8 passenger fully refurbished Otis 'panoramic' atrium lifts
- 2 x refurbished fire-fighting lifts
- Lift destination control
- Ceramic tiled floor finish
- Natural daylight from full height atrium



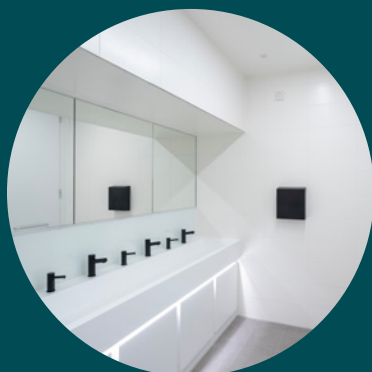
## Entrance Foyer

- New open reception configuration off Robertson Street main entrance
- Additional entrance from pedestrianised square off York Street
- Unique double height common multi use reception hall
- Suite of bookable meeting rooms featuring elevated pod
- Multi function meeting room suite with folding partition and media wall
- Townhall steps feature space with projector screen and full AV system for informal gatherings
- Coffee station and seating area
- Timber panels to soft seating area
- Timber ceiling panels with integrated lighting
- Bespoke reception desk
- Slimline speed gates
- Superloo unisex toilet suite and accessible toilet



## Office Areas

- Office floor to ceiling height - 2.7m
- 1,200 x 300mm perforated suspended ceiling
- Full raised access floor tiles, 150mm overall zone
- Recessed LED lighting
- New VRV mechanical ventilation system designed to 1/8 sqm



## Toilet Core

- New male and female toilets formed on each floor
- Accessible and gender neutral toilet facilities provided on each floor
- High quality fixtures, fittings and sanitary ware
- Ceramic tiling to floors and walls
- Integrated lighting design
- Corian wash trough and sensor taps
- Full height laminate cubicle system



## Basement Wellbeing Facilities

- Entrance from Robertson Street to wellbeing facilities
- Gym style changing rooms with individual showers, WC and lockers
- A range of cycle storage
- Bike repair stand
- Drying room and lockers
- Fully accessible WC and shower
- Wash trough, vanity unit with hairdryers and towel drop





# Contact

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# Six Atlantic Quay

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A DEVELOPMENT BY



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