

The background is a dark charcoal grey with a complex geometric pattern. It features several overlapping rectangular areas with different textures: some have a fine grid of small dots, others have vertical lines, and some are solid. Two prominent orange lines are drawn over the pattern: one is a large circle on the right side, and the other is a large, irregular polygon on the left side. The text is positioned in the center-right area, within the circle.

70 WELLINGTON ST
GLASGOW/ G2 6UA



Following a comprehensive refurbishment with sustainability at its core, 70 Wellington Street now sets a new standard for modern office space. A number of high-profile lettings have been achieved in recent months, a testament to the landlord's commitment to supporting modern working patterns with flexible breakout areas and dynamic collaborative spaces.

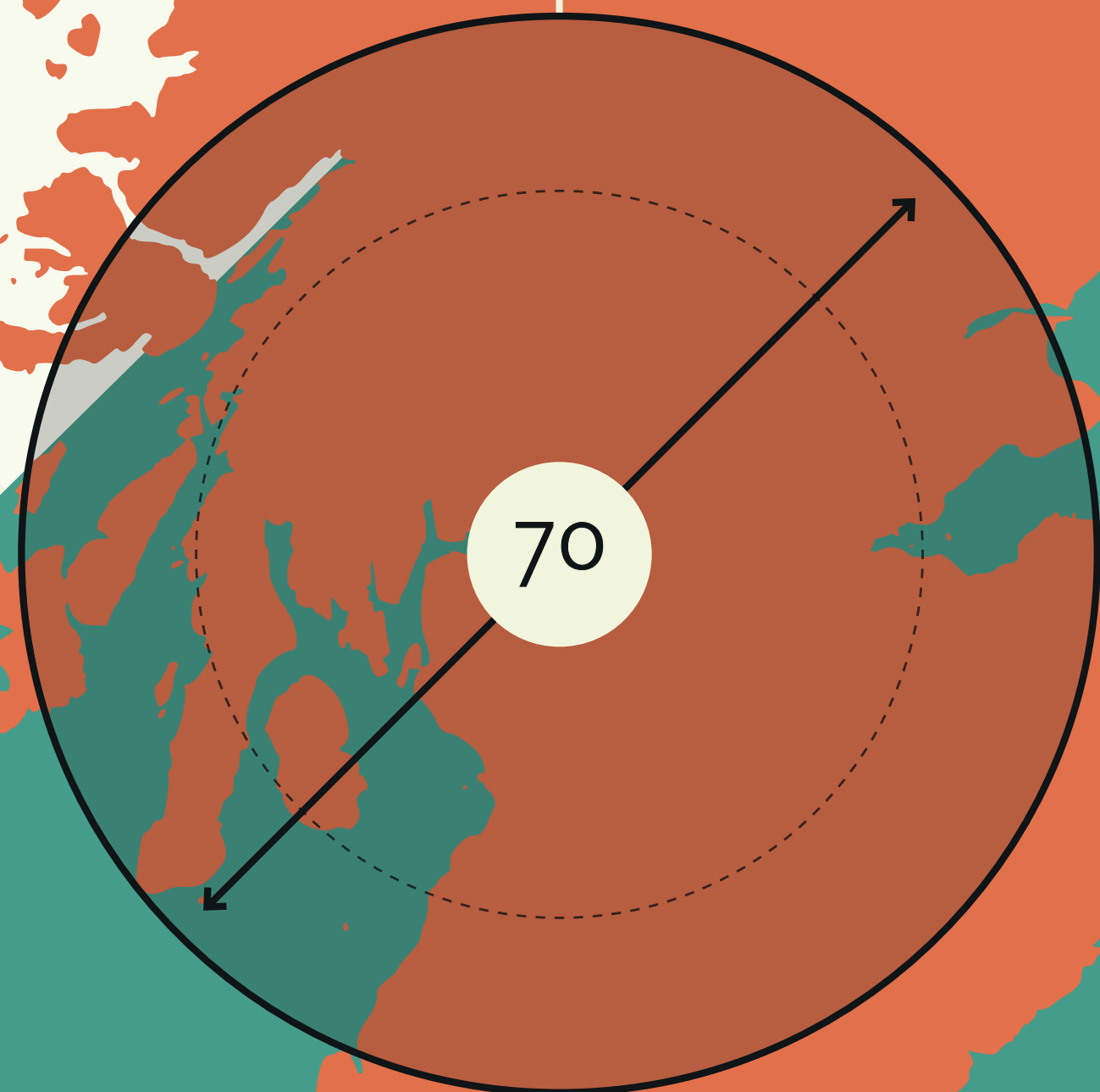
First impressions are everything! We have completely transformed the arrival experience with our newly designed managed foyer, featuring recycled black panelling coupled with a new angular 'Mirri' reception desk, feature lighting, projector art, digital directory board and of course our much loved angel, 'risen' from the original building on the site.

70 Sourced

70 Sourced signifies the 70 mile radius from the building, which has driven our product and supplier selection, wherever possible.

Materials have been repurposed to ensure minimal waste and sourced from local businesses. Furniture has been reupholstered with new designs using Bute Fabrics and existing floor tiles retained alongside the exposed brick slips. Cable trays from previous fit outs have been re-used and painted to form part of the new reception design and colour palette.

For more information please view our 70 Sourced PDF via the link below:



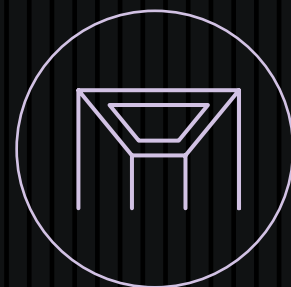
70W/ST



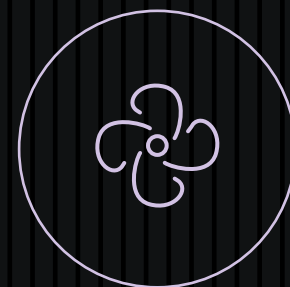
New LED lighting



New double glazed openable windows



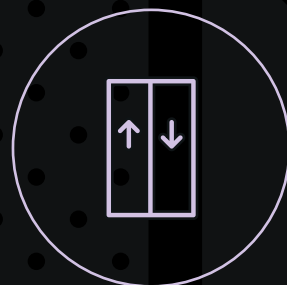
Exposed feature ceilings



Air Conditioning



Newly refurbished double height reception foyer



2 x 10 person passenger lifts



Accessible bathroom and shower

Building Specification



Welfare Facility



8 brand new high quality shower cubicles



New drying room facilities



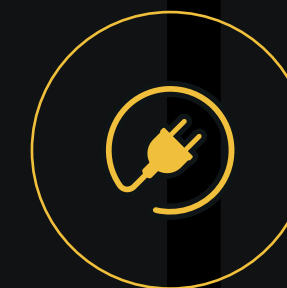
New cycle storage for 32 bikes



New lobby with vanity units, hair dryers and hair straighteners



New cycle washing and maintenance station



New EV chargers for 8 vehicles



34 brand new lockers



70W/ST

70WST

Get connected at 70 Wellington Street



**Ultra-fast
Internet**



**No installation
costs**



**Plug & play
ready**



A single 1gb full fibre leased line provided over City Fibres infrastructure with failover to Starlink in the event of an outage.

Fully managed internal network and Wi-Fi providing each tenant with their own secure cabled network and Wi-Fi within their own VLAN.

Free communal Wi-Fi limited to 25mb (can be disabled or changed).

Each tenant can have their own speed from set and billed accordingly. Suggested options are 50mb, 100mb, 200mb.

Monthly Fee:

	Inclusive
35 mbps	
50 mbps	£150 pcm
100 mbps	£250 pcm
200 mbps	£350 pcm

Connectivity

70WST

GRVD

WorkStation

Say goodbye to mundane office settings and hello to a dynamic workspace. The ground floor at 70 Wellington Street delivers a range of fully fitted suites which benefit from access to our stylish collaboration and breakout space – the source of creativity.

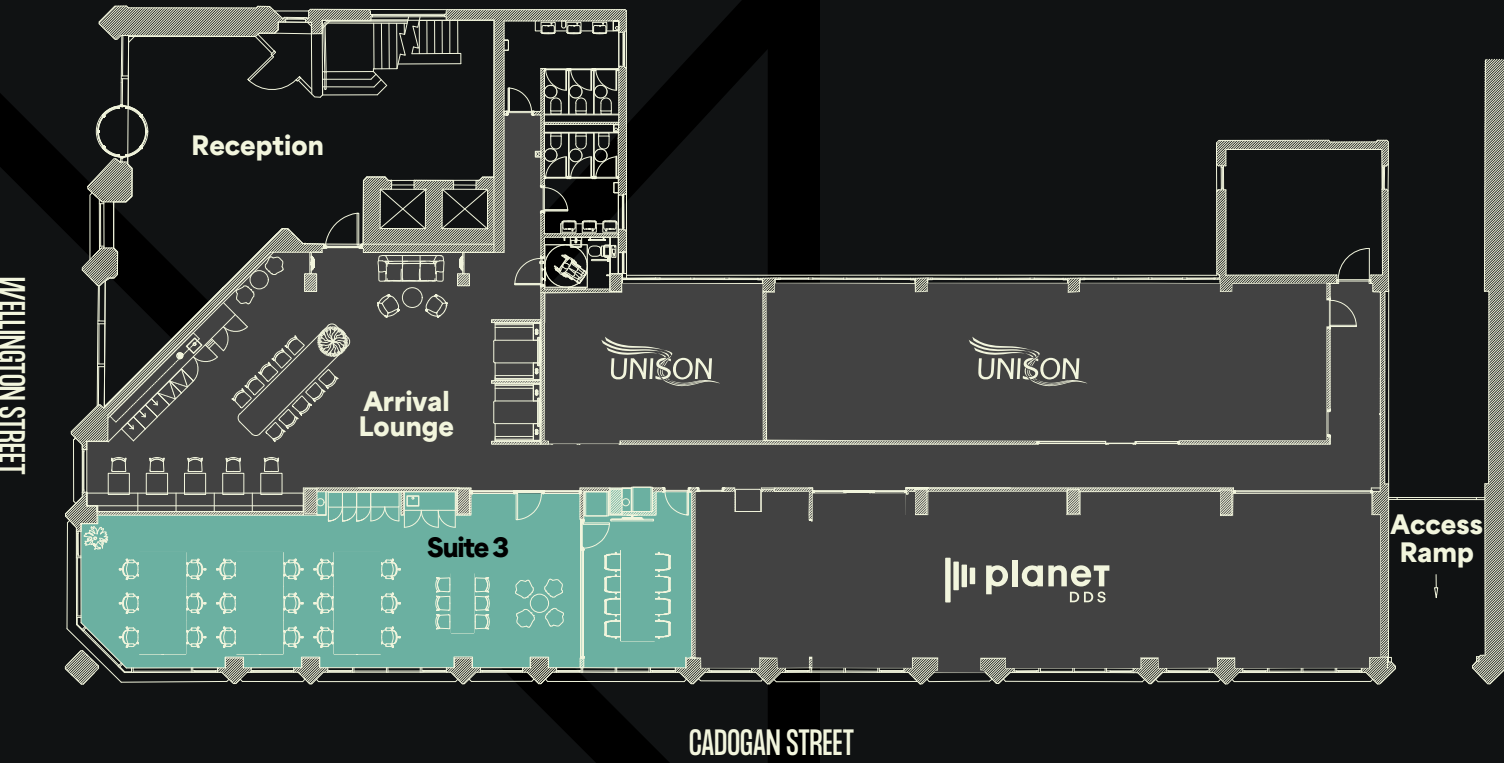


Specification

The suites provide the following specification:

- Fashionable, fully-fitted suites with stylish furniture
- Communal arrival lounge and WCs
- Dedicated tea points
- Dedicated meeting rooms (in larger suites)
- LED lighting
- Exposed VRF air conditioning
- Exposed ribbed concrete slab
- Fully fitted communal bar style kitchen with agile workstations

Floor Plan



Suite	NIA	No. of Workstations	Size of Meeting Room
Suite 1	Let to UNISON Scotland		
Suite 2	Let to UNISON Scotland		
Suite 3	1,317 sq ft	18	8 Person
Suite 4	Let to Planet DDS		

LEASE

The suites are available on new, flexible, FRI lease terms. All-inclusive packages available, further details can be provided upon request.

EPC

The suites have an EPC Rating of 'A'.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction. Draft license available upon request.

RATING

For business rating information please visit the Scottish Assessors Association website: www.saa.gov.uk



70WST

1S T

The 1st Floor East Suite

Full floor divided for two tenants.
The *West Suite* has been let to Buchan Offshore Wind, the *East Suite* has been fully fitted for immediate plug & play occupation.

East Suite	2,480 sq ft
West Suite	Buchan Offshore Wind

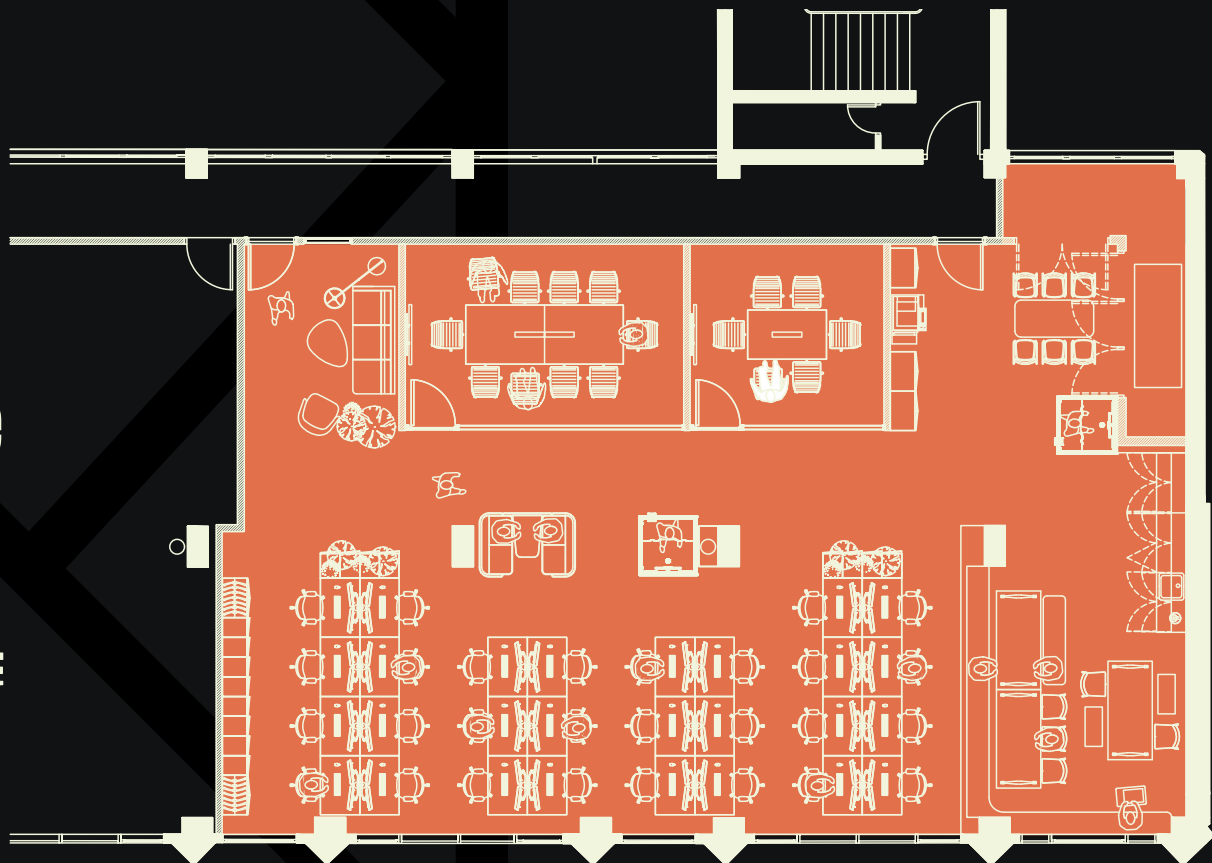


Specification

The suite specification is:

- Exposed rib concrete slab ceiling
- Suspended LED lighting
- Meeting rooms with floor boxes for power and data
- New exposed VRF air conditioning system
- Fully fitted ready for immediate occupation
- 28 desks with 6 hotdesks
- 1 x 10 person meeting room
- 1 x 6 person meeting room
- 2 sound-proofed meeting pods
- Dedicated kitchen
- Extensive breakout / collaboration space
- Lockers and storage
- Floor grommets with power and data in open plan office
- Wireless access points at hot desking

Floor Plan (East Suite)



West Suite
Let to
BUCHAN
OFFSHORE
WIND



LEASE

The suite is available on a new flexible Full Repairing and Insuring lease on terms to be agreed and reflective of the fully fitted offer.

EPC

The suite has an EPC rating of 'A'.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

RATING

The suite may benefit from 12 months rates free.



70W/ST

SRD

The 3rd Floor East Suite

Full floor divided for two tenants. The West Suite has been let to Thompsons Solicitors, the East Suite is undergoing a full refurbishment to Cat A finish.

East Suite	3,399 sq ft
West Suite	Thompsons Solicitors



Specification

The suite shall benefit from the following specification:

- Open plan
- Excellent natural daylight
- Exposed ceiling with new LED lighting
- New air conditioning
- Raised access floor
- Carpets and floor covering
- An incoming tenant may have the ability to influence design and finish, subject to timing
- A fully fitted turnkey solution may be available upon request

Floor Plan



LEASE

The suite is available on a new flexible Full Repairing and Insuring lease on terms to be agreed.

EPC

EPC rating of 'A'.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

RATING

The suite may benefit from 12 months rates free.



Further Information & Viewing

For further information or to arrange an inspection please contact the joint letting agents:

CBRE

Sarah Hagen

07468 724 253
sarah.hagen@cbre.com

Stefanie Tucker

07880 455 948
stefanie.tucker@cbre.com

Ryden

Gillian Giles

07826 946 312
gillian.giles@ryden.co.uk

Holly Boyd

07884 262 217
holly.boyd@ryden.co.uk

Location

70 Wellington Street is located within the heart of Glasgow's Central Business District, with a range of transport and retail/fitness amenities all within easy walking distance:

Central Station	2 minutes
Airport Bus Stop	2 minutes
Buchanan Street	5 minutes
Princes Square	5 minutes
St Enoch Subway	7 minutes
Queen Street Station	10 minutes

Amenities:

- 01 Rhoderick Dhu
- 02 Piece
- 03 The Smokin' Fox
- 04 Co-op
- 05 Caffè Nero
- 06 Ho Wong
- 07 Nando's
- 08 Sainsbury's Local
- 09 Gordon Street Coffee
- 10 Mezcal
- 11 The Duke's Umbrella
- 12 Chaakoo
- 13 Fat Hippo
- 14 Göst
- 15 Pret A Manger
- 16 BAO
- 17 Platform
- 18 Sprigg

VOI Bike Station:

- 19 Gordon Street

Car Parking:

- 20 Cadogan Square Car Park
- 21 Q-Park Waterloo Street
- 22 NCP Glasgow Central
- 23 NCP Mitchell Street
- 24 Q-Park Jamaica Street

Hotels:

- 25 Motel One
- 26 Radisson Blu
- 27 YOTEL Glasgow
- 28 voco Grand Central
- 29 Hotel Indigo

Fitness:

- 30 PureGym
- 31 The Gym
- 32 F45 Gym
- 33 Beat Theory Fitness
- 34 NXT Level Fitness



CBRE/Ryden hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent CBRE/Ryden is in this brochure is provided on the following conditions: 1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of CBRE/Ryden, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. CBRE/Ryden shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by CBRE/Ryden. July 2026.