

# BROADWAY

RENFIELD STREET • GLASGOW





**Broadway is in the heart of a great city.  
The place where people and business meet.**

**Broadway is a new office development of  
275,000 sq ft (25,550 sq m) available to let  
in the centre of Glasgow.**

**Broadway comprises two buildings,  
Broadway One and Broadway Two, both  
with an uncompromising specification,  
providing the highest quality workspace  
in an ideal city centre location.**

**The first phase, Broadway One,  
providing 125,466 sq ft (11,656sq m),  
is under construction.**





## Location





MS Junction 17

MS Junction 18

MS Junction 16

Cowcaddens Subway Station

BROADWAY

Buchanan Bus Station

Royal Concert Hall

Buchanan Galleries Shopping Centre

Queen Street Station

Buchanan Street Subway Station

Central Station

Princes Square

Liby

Glasgow Caledonian University

University

School

Sch

F Sta

Pol Sta

PO

Art Gall

Offices

Hotel

Hotel

Offices

Radisson Hotel

Hotel

Hotel

Hotel

Millennium Hotel

PO

PO

PO

Coll

City Chambers

George Square

Liby

Liby

CORN STREET

CIVIC ST

CONST & PAVY BAY

NEW CITY ROAD

STEWART STREET

MILTON STREET

BUCCLEUCH LANE

ROSE STREET

BATH STREET

BATH LANE

WEST REGENT STREET

WEST REGENT LANE

WEST GEORGE STREET

ST VINCENT STREET

BOTHWELL STREET

WATERLOO STREET

WELLINGTON LANE

WELLINGTON LANE

HOLM STREET

ARDELE

34m

28m

33m

29m

42m

43m

42m

43m

43m

43m

43m

43m

43m

13m

13m

13m

13m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

31m

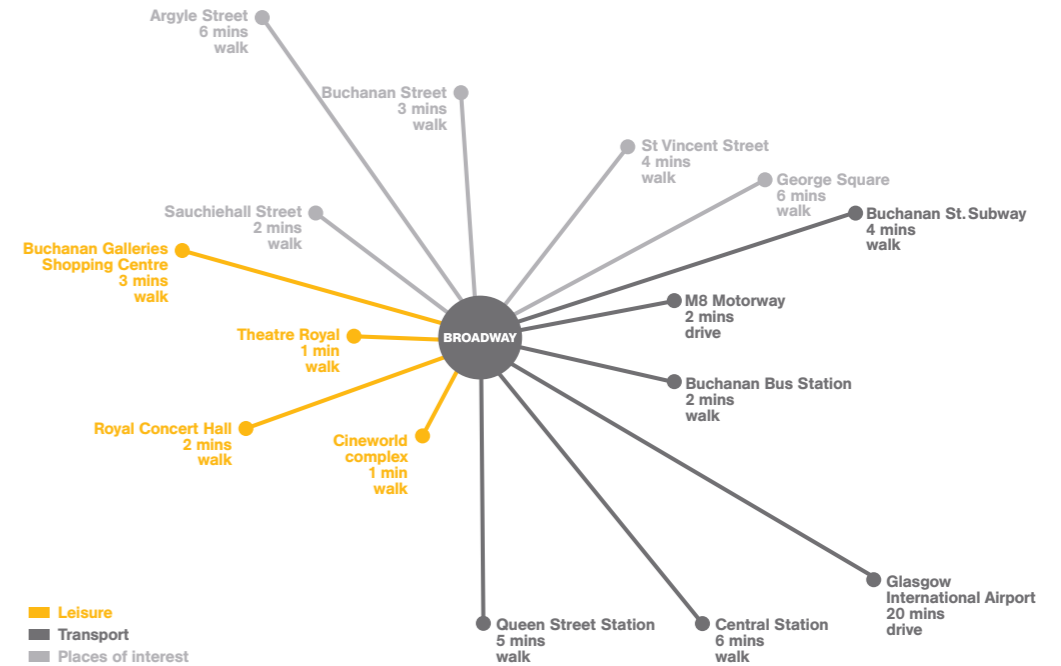
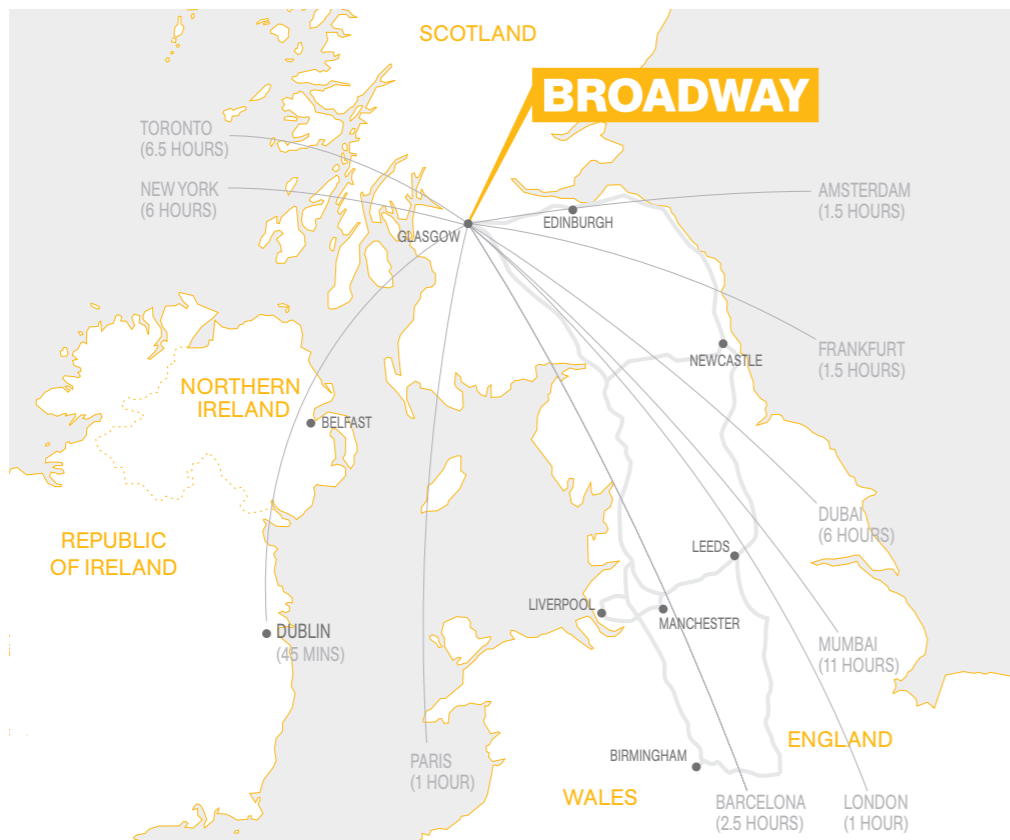
31m



Location

**Glasgow has the most extensive urban rail network in the UK outside of London, with trains serving all of Scotland and the rest of the UK.**

**The M8 motorway gives instant access to the national motorway network. Glasgow International Airport offers direct routes throughout the UK, Europe, USA, Canada and via United Arab Emirates, the Asia Pacific Rim.**



**BY ROAD**

Edinburgh	1.0 hour
Newcastle	3.0 hours
Leeds	4.0 hours
London	6.0 hours
Cardiff	6.0 hours
Manchester	3.5 hours

**BY RAIL**

Edinburgh	50 mins
Newcastle	3.0 hours
Leeds	4.0 hours
London	4.0 hours
Cardiff	5.0 hours
Manchester	3.5 hours



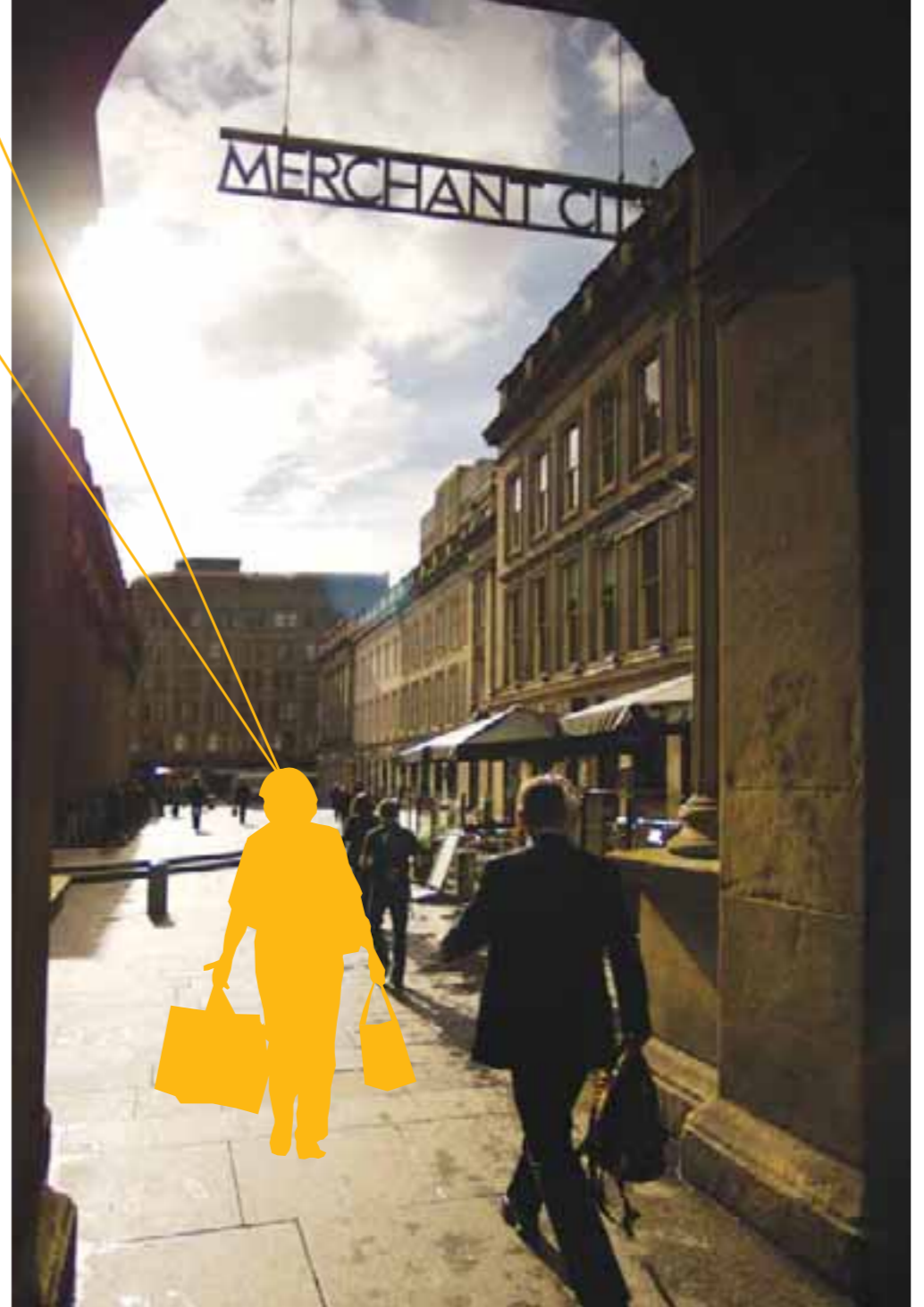
**Glasgow is one of Europe's greatest cities: historic, dynamic, modern, cultured, connected and growing. It is Scotland's most populous city and largest economy.**

**It is home to major international occupiers, and has the best shops, restaurants, theatres, hotels and art galleries. It is a destination for business, tourism and leisure.**





*Glasgow's got all the shops I love, and they're all so close.*

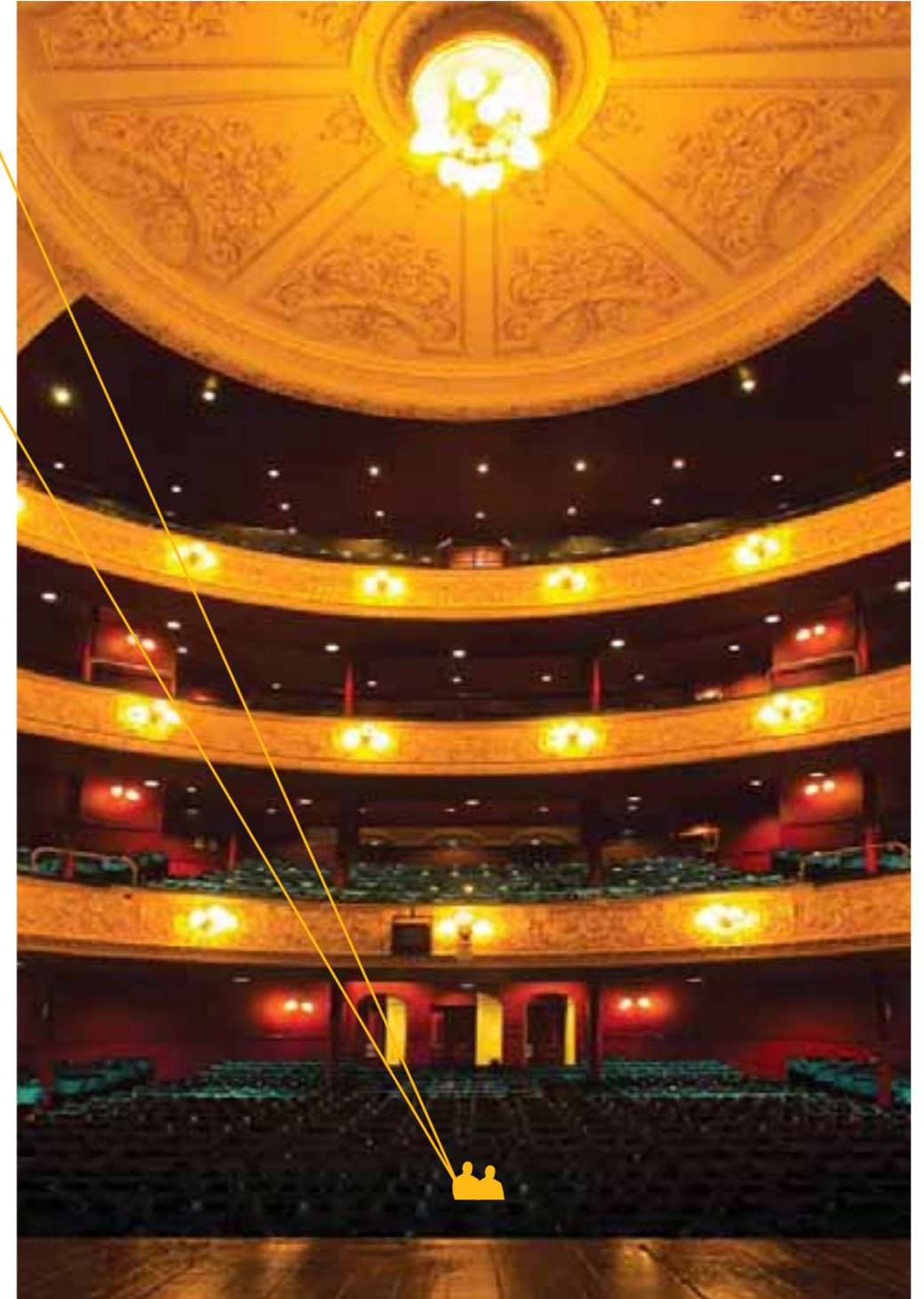




**Glasgow has a vibrancy and style all of its own. In recognition of this, the city has already been awarded the titles of European City of Culture and the UK City of Architecture and Design.**



*When you work in the heart of a great city - you can enjoy the finer things in life.*





*Glasgow's got the buzz of one of the most vibrant cities in Europe. The best shopping, dining and nights out.*







*This is exactly the office space we need and is flexible enough to accommodate our business as it grows and changes.*

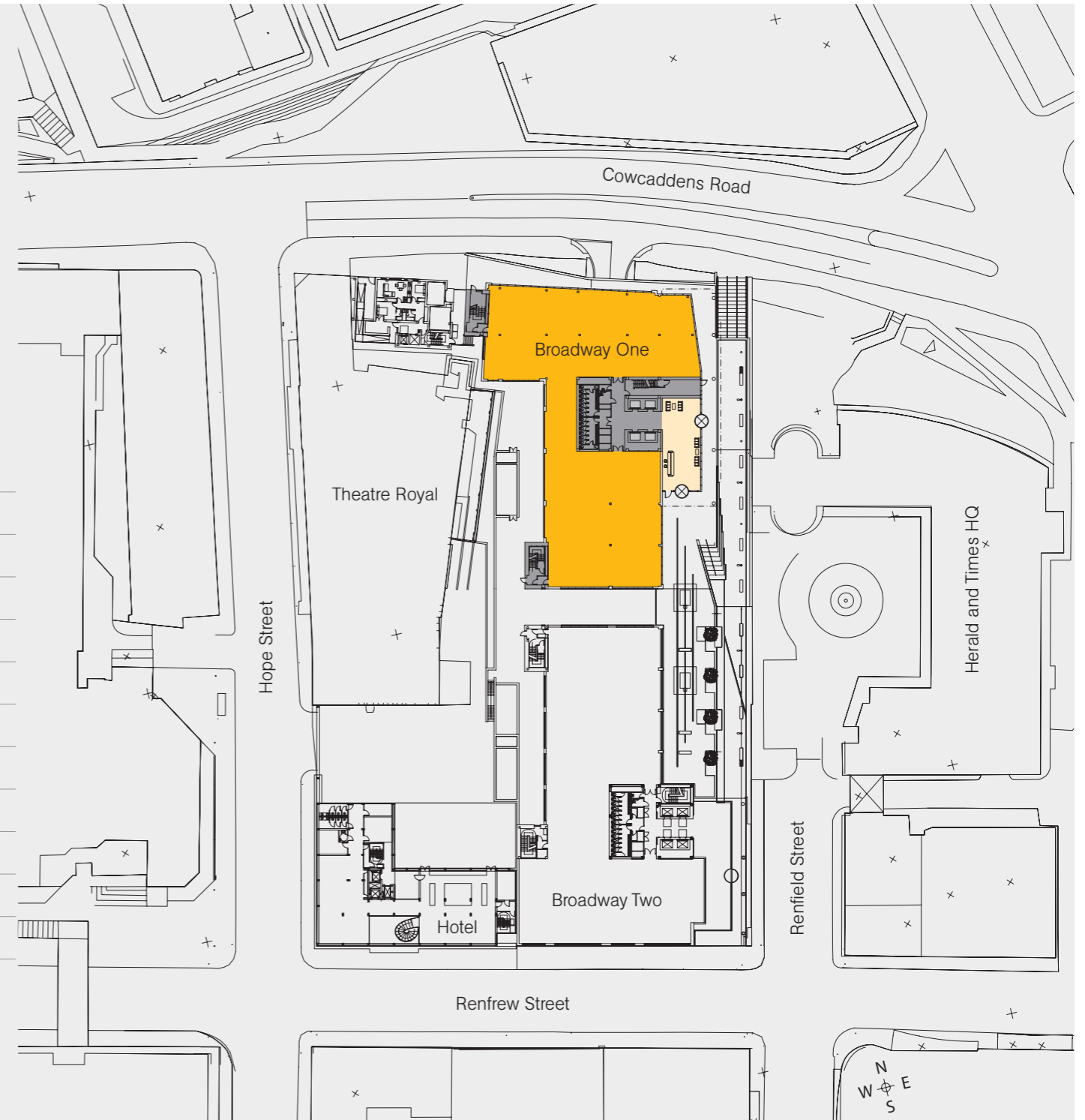
## Broadway One

**Broadway One is under construction and comprises 125,466 sq ft (11,656 sq m) of highly specified office space over ground and six upper floors, with basement car parking.**

### Net Internal Floor Areas

Floor	sq ft	sq m
6th	18,158	1,687
5th	18,936	1,759
4th	18,936	1,759
3rd	18,936	1,759
2nd	18,936	1,759
1st	15,248	1,417
Ground	14,906	1,385
Reception	1,410	131
<b>Total</b>	<b>125,466</b>	<b>11,656</b>
56 car parking spaces		

\* Floor areas are based on CAD calculations and current drawings and are rounded to the nearest sq m. The Net Internal Floor Areas will be subject to measurement on building completion.

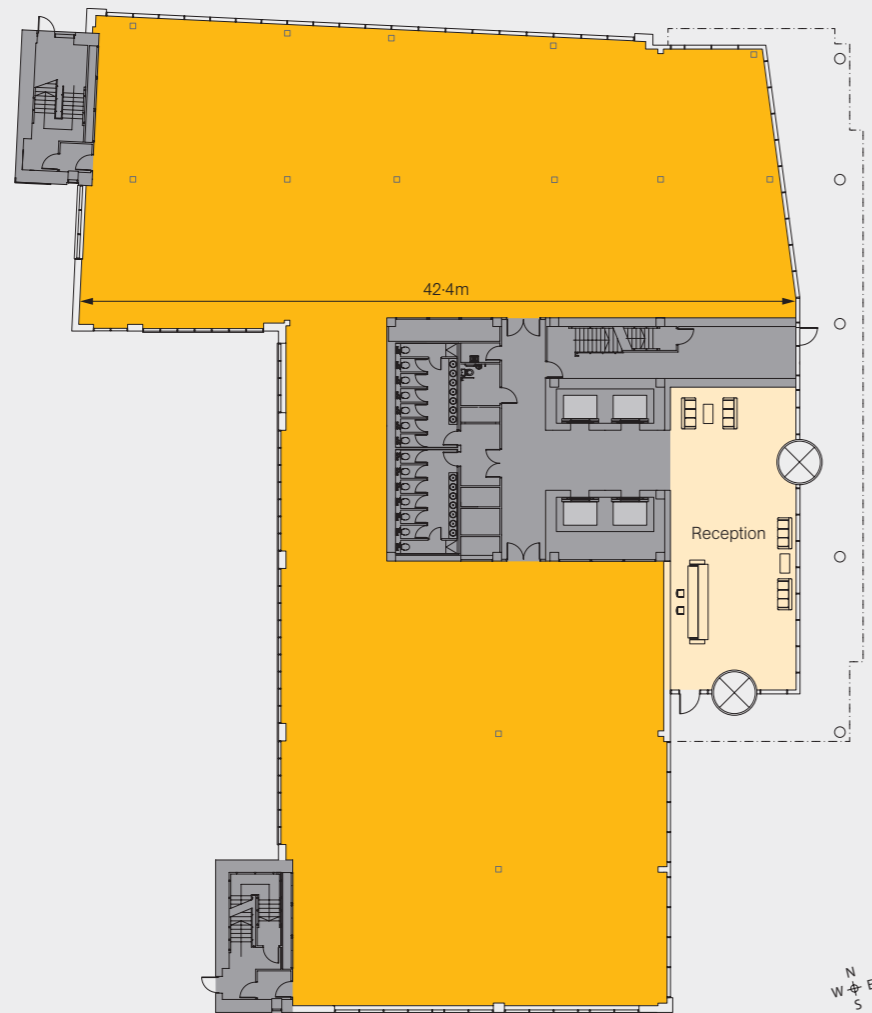




## Floorplans

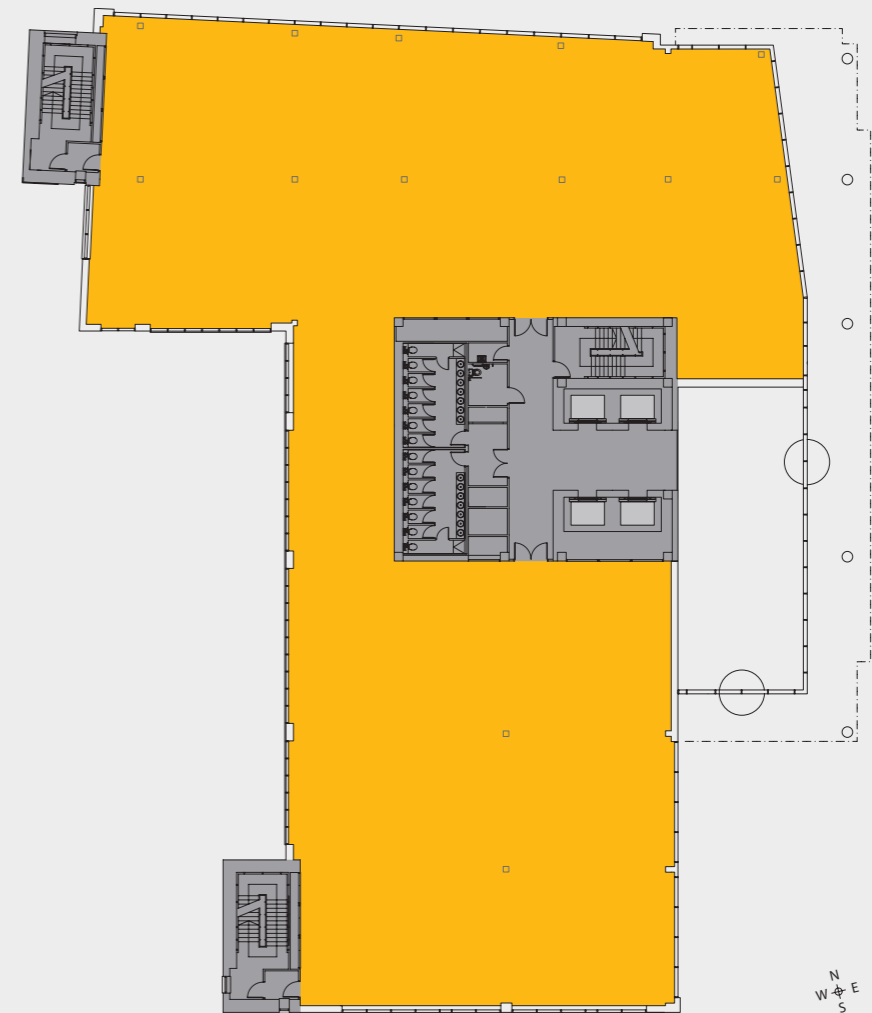
### Ground Floor

sq ft	sq m
14,906	1,385



### First Floor

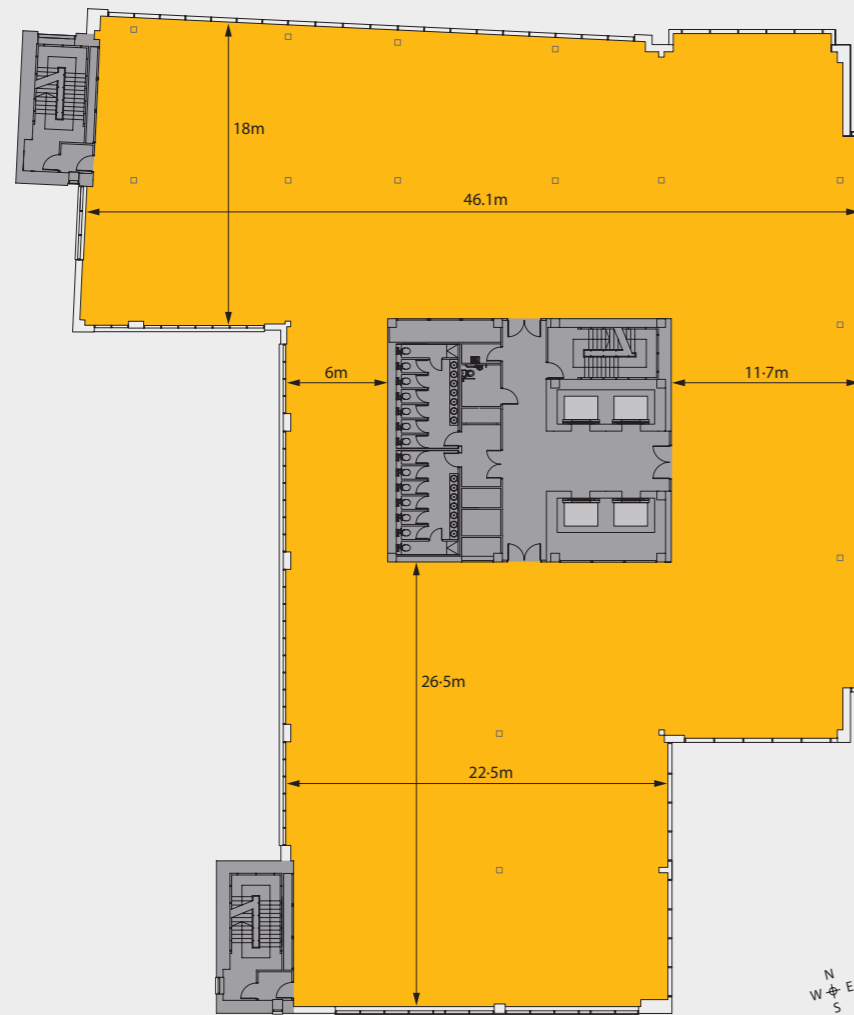
sq ft	sq m
15,248	1,417



## Floorplans

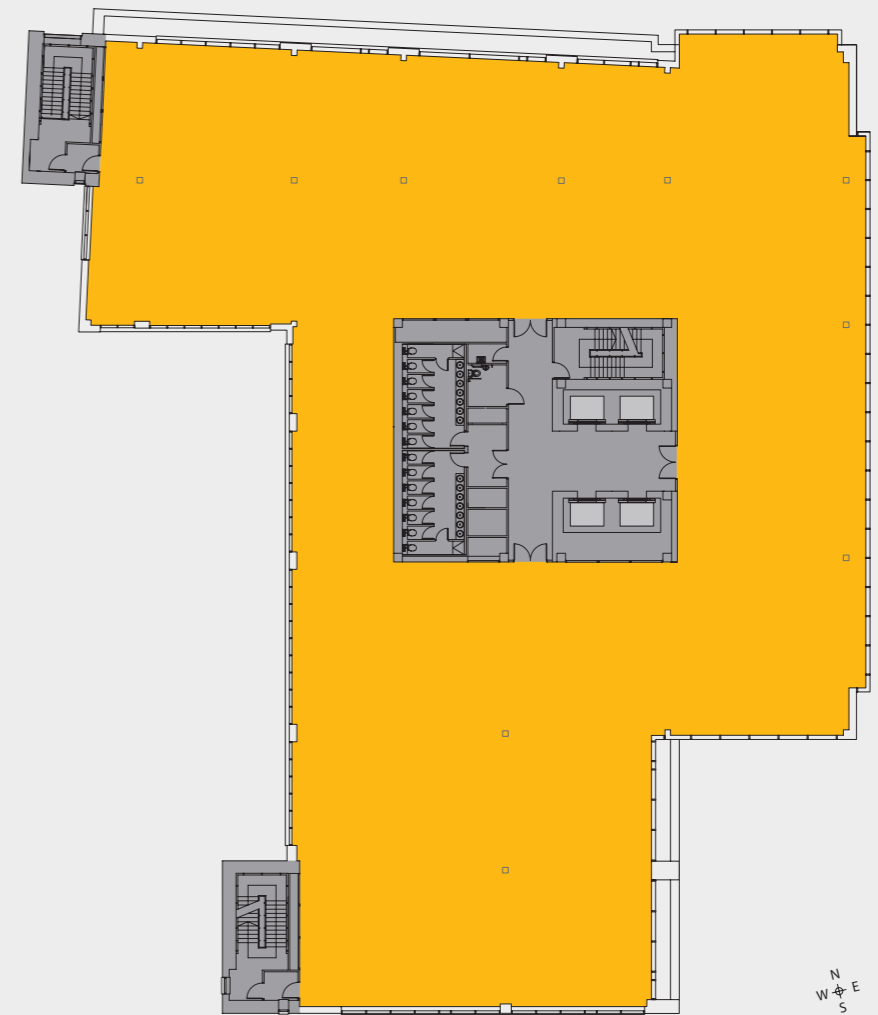
### Second to Fifth Floors

sq ft	sq m
18,936	1,759



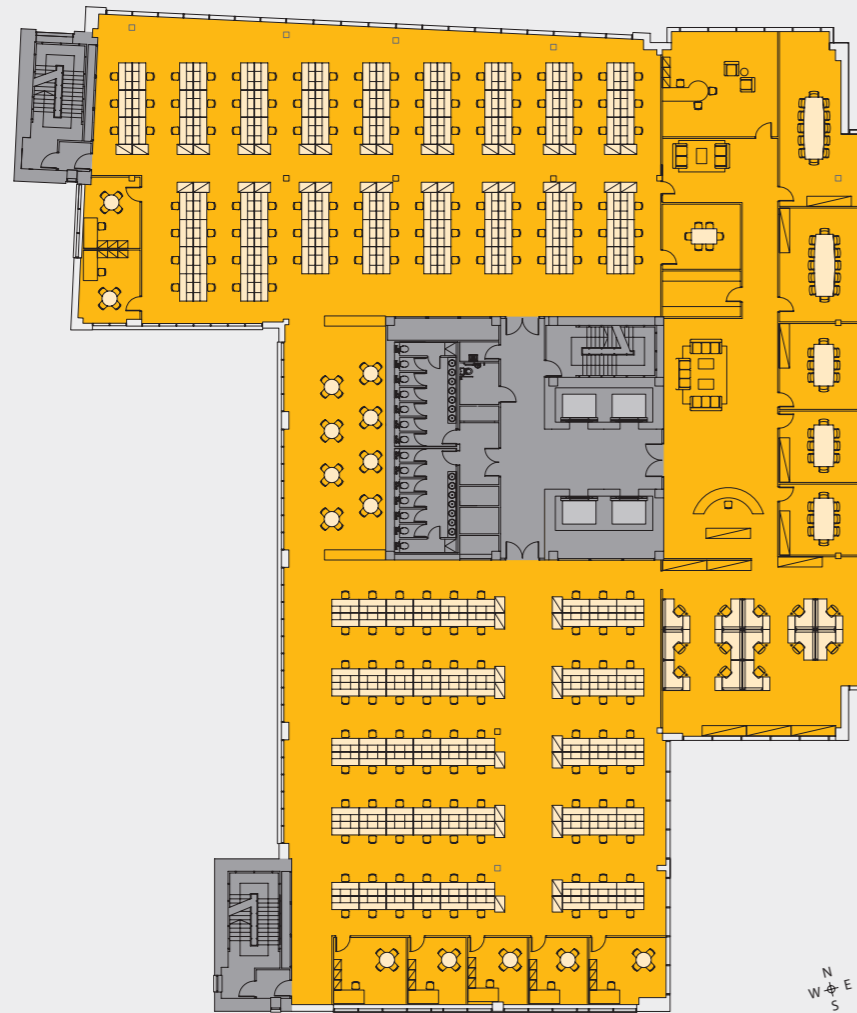
### Sixth Floor

sq ft	sq m
18,158	1,687

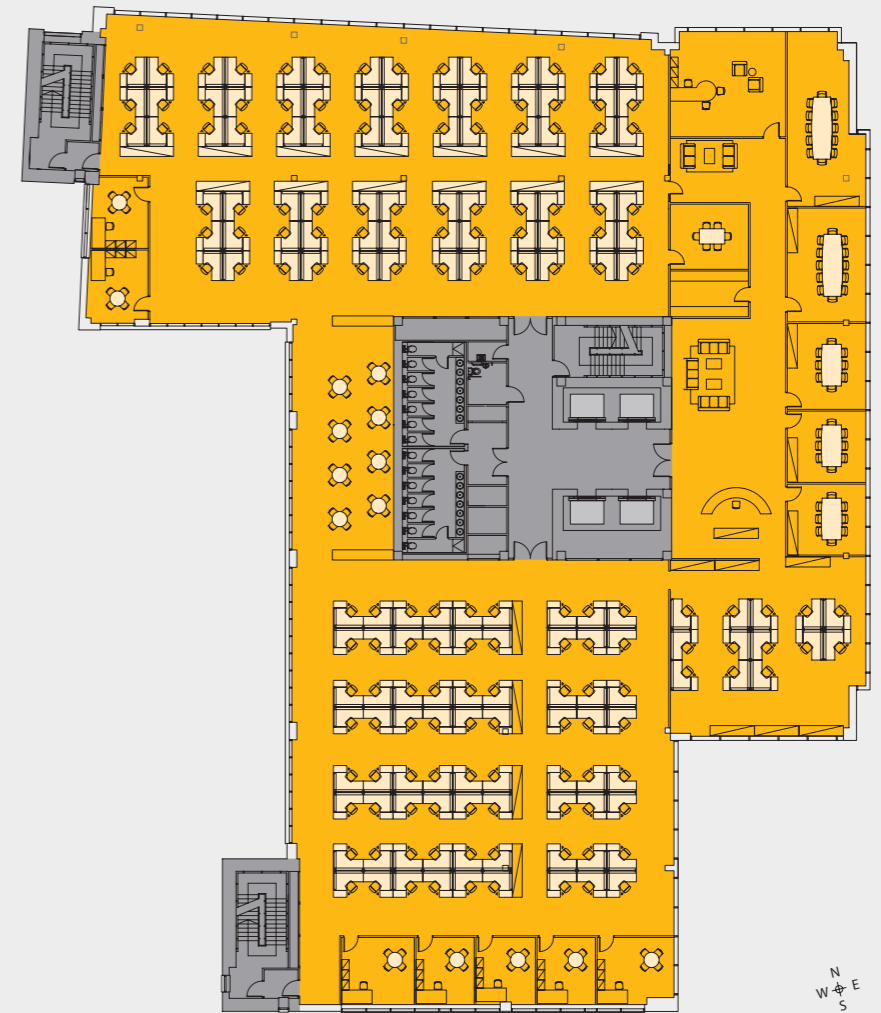


## Spaceplans

No. of desks	Occupational density
212	8.3 sq m per person



No. of desks	Occupational density
172	10.2 sq m per person



## The stunning external elevations of Broadway One give an insight to the outstanding specification which lies within...

- Spacious double height entrance foyer
- 4 x 17 person high speed passenger lifts serve all floors
- 2.75m clear floor to ceiling height
- 150mm raised access floor
- Metal suspended ceiling system with recessed low energy LG7 high frequency light fittings providing up to 500 lux at desk height
- Four pipe fan coil system for efficient climate control
- High quality male, female and accessible toilet facilities on each floor
- Male/female and disabled person shower facilities provided on every floor
- A Building Management System (BMS) will control the principal functions of the building to ensure optimum energy efficiency
- Diversely routed resilient telecom provision with multiple incoming containment ducting
- Full DDA compliance and access to all floors
- Secure basement car parking for 56 cars



## Environmental Sustainability has been one of the key drivers in the design of Broadway One...

A computer fluid dynamic model of the building was created to assess the most appropriate building form and fenestration design.

This ensures that the building works as a climate moderator and therefore can operate with less reliance on building services systems.

The results of this analysis indicate that Broadway One will perform to a higher standard than the notional SBSA benchmark building.

As a consequence, the building's whole life costs will be reduced and this generates a capital saving with a consequent reduction in CO<sup>2</sup> emissions.

A mixture of low energy techniques have also been employed to enhance the energy efficiency performance of the building:

- Broadway One benefits from external shading; this reduces the reliance on cooling.
- The Scottish climate provides potential to cool the office space via a portion of free cooling.
- A low solar transmittance value for the glazing minimises the level of solar gain entering the space: this again reduces the electrical cooling load.
- A lighting system which incorporates photoelectric daylight sensors reduces the reliance on artificial electric lighting while the energy consumption for lighting is 12W/m<sup>2</sup> in the actual building while that of the notional is 18.5W/m<sup>2</sup>.
- Good thermal insulation keeps heat loss to a minimum whilst an enhanced air-permeability performance reduces energy loss further.
- BREEAM – 'Very Good'



## Glasgow

### Major Corporate Occupiers

Glasgow is home to a substantial number of major international corporate occupiers including: JP Morgan, RBS, O2, Dell, HBOS, Morgan Stanley, Lloyds TSB, Barclays Bank, Santander, Aon, Ace European Group.

### Communications

The M8 motorway gives instant access to the national motorway network. Glasgow has a fully integrated transport system combining rail, bus and subway networks. Glasgow International Airport offers direct routes throughout the UK, Europe, USA, Canada and United Arab Emirates.

### Lifestyle

Restaurants, bars, theatres, art galleries, museums and leisure clubs are all located within the city centre. Golf, hill walking, water sports and numerous other activities are all within easy reach. Loch Lomond is within 45 minutes' drive of the city centre.

### Conference Facilities

Glasgow is a leading conference location with the following main facilities:

- Scottish Exhibition and Conference Centre
- Clyde Auditorium
- The Royal Concert Hall

### Hotels

The major hotel groups are represented in Glasgow including the Hilton, Marriott, Holiday Inn, Radisson SAS, Crowne Plaza and Malmaison.

### Shopping

Glasgow is the UK's leading retailing centre outside the West End of London and enjoys representation from both National and International brand names.

### Education

One of Glasgow's real competitive advantages. Glasgow, Strathclyde, Caledonian and the new West of Scotland Universities ensure a high quality graduate labour pool within the city conurbation in addition to its many Colleges of Further Education. Glasgow has 30,000 students in business studies and provides c.11,500 graduates per year.

### Housing

Glasgow has an excellent range of housing, from new city centre flats to suburban homes, which are readily available to suit all lifestyles and budgets.

### Culture

Glasgow has a vibrancy and style all of its own. In recognition of this, the city has already been awarded the titles of European City of Culture and the UK City of Architecture and Design.

### Financial Assistance

Glasgow qualifies for a full range of financial and training Assisted Area grants and Regional Selective Assistance (RSA).

[www.scottish-enterprise.com/glasgow](http://www.scottish-enterprise.com/glasgow)  
[www.scottishdevelopmentinternational.com](http://www.scottishdevelopmentinternational.com)  
[www.ifsdglasgow.co.uk](http://www.ifsdglasgow.co.uk)  
[www.rsascotland.gov.uk](http://www.rsascotland.gov.uk)

## Development Team and Letting Agents



IVG Development (UK) Ltd have been successfully developing prime city office buildings throughout London and the UK for over 20 years. With a current pipeline in excess of £400m, we continue to build on the success of previous projects in London with Broadway. As part of IVG Development GmbH our European pipeline exceeds €1.7 billion, whilst the IVG Group as a whole manages and develops over €19 billion of assets throughout Europe.



14 Cornhill, London EC4



The Asticus Building, London SW1



30 St. Mary Axe, London EC3



194 Euston Road, London, NW1



Airrail Center, Frankfurt



Ediston Properties Limited is a Property Investment and Development Company formed in November 2003 and based in Edinburgh.

Ediston has a very active development programme of £250m by end value, across the UK, in the office, industrial and retail sectors of the market. In addition, Ediston has traded £150m of property investment stock over the last 3 years and recently launched the £250m Ediston Opportunity Fund, a JPUT, for investment and development across the UK.



Green Street, Kilmarnock



St Nicholas Arcades, Lancaster



Colin R MacKenzie  
[colin.mackenzie@dtz.com](mailto:colin.mackenzie@dtz.com)



Ewan M Cameron  
[ewan.cameron@ryden.co.uk](mailto:ewan.cameron@ryden.co.uk)

### Terms

Broadway One is offered on new full repairing and insuring lease terms either in whole or part. Further details are available from the letting agents.

Ryden and DTZ as agents for the vendor/lessor give notice that: 1. These particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. This property is offered subject to contract. Unless otherwise stated all rents/prices quoted are exclusive of VAT. 4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. 6. All plans are not to scale. 7. All building images are computer generated images. November 2007. Design by Wordsearch.

[www.broadwayglasgow.com](http://www.broadwayglasgow.com)

