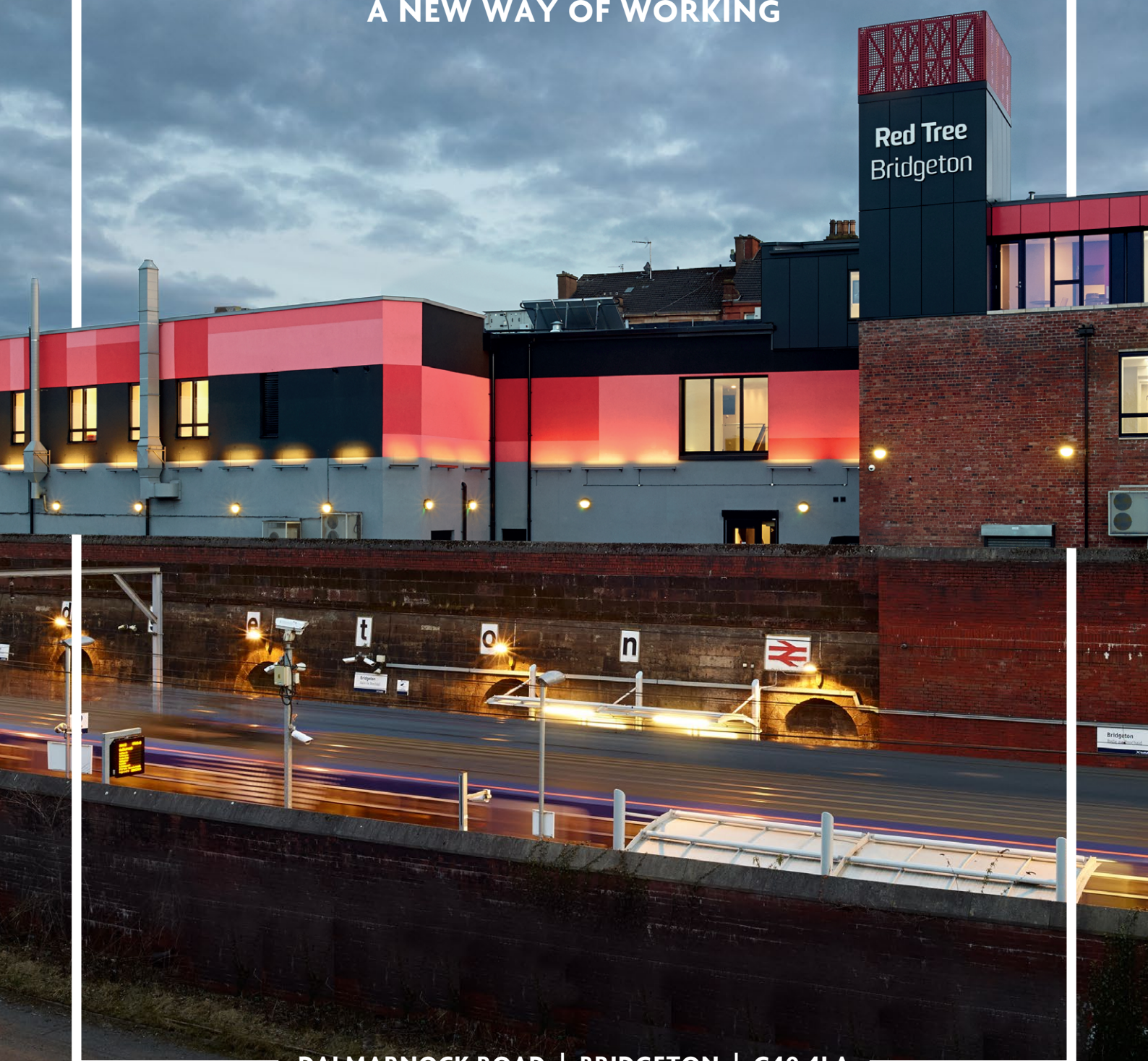




# RED TREE BRIDGETON

A NEW WAY OF WORKING



DALMARNOCK ROAD | BRIDGETON | G40 4LA



# WORK YOUR OWN WAY

These well specified offices within a completely refurbished building in the heart of Bridgeton provide a variety of suite sizes, high quality accommodation and significant occupier flexibility.

## SPECIFICATION

- Corporate grade fibre connection
- Contemporary finishes throughout
- Modern, energy efficient lighting
- Raised access flooring providing flexible IT and power layout
- Locally controlled heating for each suite
- Secure access with alarm system and CCTV
- Fully networked CAT6 cabling throughout
- DDA Compliant
- EPC - B

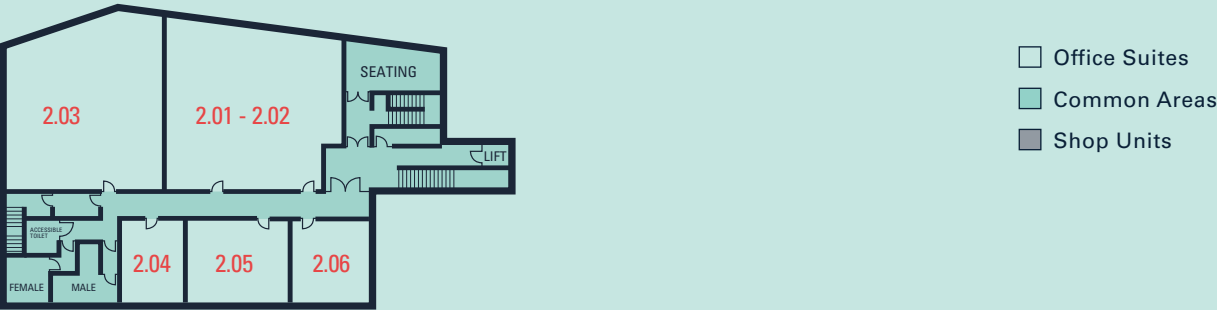


## FACILITIES

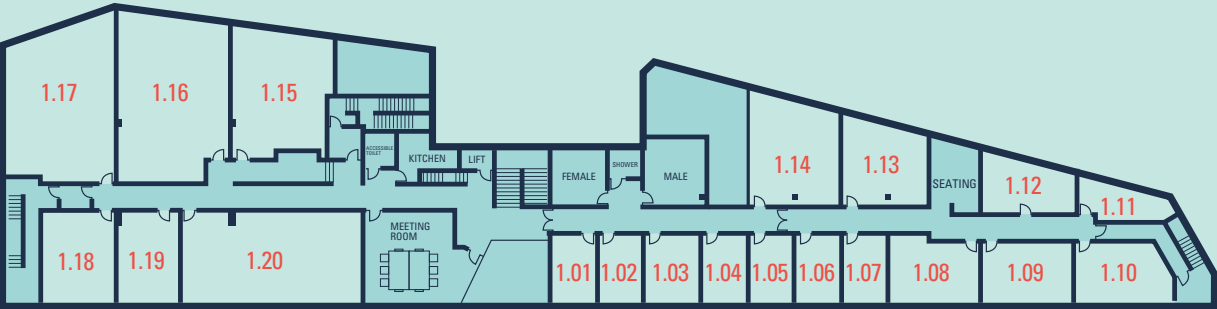
- Staffed reception with additional administrative support services available
- Bookable meeting room
- Communal kitchen with seating and tea points on each floor
- Easy access to ICT – ready for user fit-out
- Male, female and accessible toilets
- Shower
- Lift access
- Free car parking adjacent
- Bike store



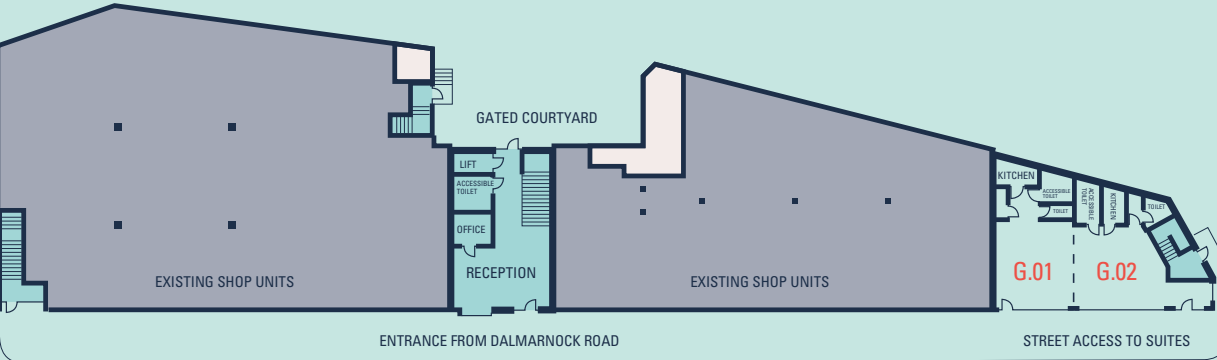
# FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

## GROUND FLOOR

SUITE	SQ M	SQ FT
G.01	46.2	497
G.02	53	571

## FIRST FLOOR

SUITE	SQ M	SQ FT
1.01	16.3	176
1.02	16.5	178
1.03	16.4	177
1.04	16	172
1.05	16.9	182
1.06	16.4	177
1.07	16.4	177
1.08	27.2	293
1.09	27.1	292
1.10	26.5	286

## SECOND FLOOR

SUITE	SQ M	SQ FT
2.01 - 2.02	129.4	1,393
2.03	124	1,335
2.04	24.9	267
2.05	46.1	496
2.06	25.2	271

## AVAILABILITY

Please refer to the current availability schedule. Available upon request.

# ON THE DOORSTEP OR NEARBY

- An array of shops, attractions and services are nearby including:
- Public Library and Learning Centre with a café
  - West Restaurant, Bar and Brewery
  - Emirates Arena with associated gym and leisure facilities
  - People's Palace and Winter Gardens



Bridgeton Cross is home to several grocers, butchers, hairstylists, an optician, pharmacy, dentist and coffee / sandwich shops.

Just 3 minutes by train or 5 by car takes you to Argyle Street where you'll find Marks & Spencer, St Enoch Shopping Centre and all the other amenities of Glasgow City Centre.





# CONNECTIVITY THAT REALLY WORKS



A one minute walk from Red Tree Business Suites, Bridgeton Station is on the Argyle Street Line providing 6 trains per hour each way, with journey times as follows:

Glasgow Argyle Street: 3 mins  
Glasgow Central: 5 mins  
Scottish Events Campus (SEC): 10 mins



A number of excellent bus routes operate in the immediate vicinity, offering 12 services per hour, linking Bridgeton to Glasgow City Centre.



Clyde Walkway: 10 mins  
Glasgow Green: 6 mins  
Red Tree to the City Centre via Glasgow Green: 15 mins



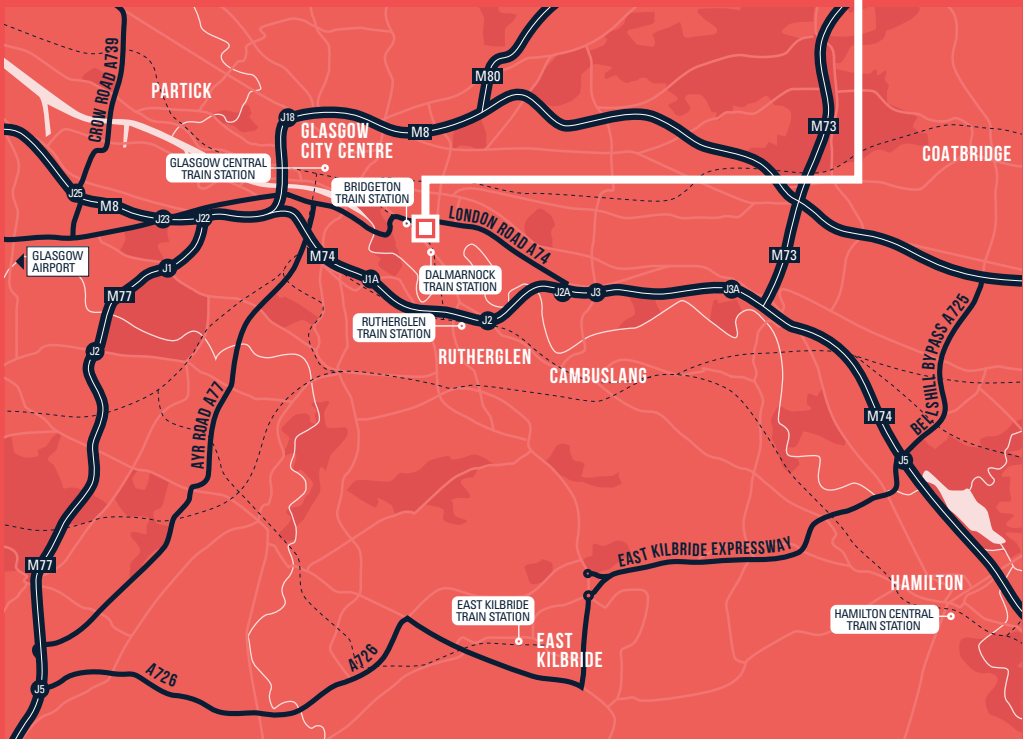
Bridgeton is well serviced by cycle routes. The property provides secure bike racks in the gated courtyard.



Glasgow City Centre: 5 mins  
Glasgow International Airport: 20 mins  
Edinburgh International Airport: 50 mins  
Free car parking is available adjacent.



RED TREE  
BRIDGETON



## EXCELLENT AMENITIES

### KEY:

- Subway
- Train Line
- National Cycle Route 756
- National Cycle Route 75 / Clyde Walkway

### Food & Drink

- 01 West Brewery
- 02 A'Challtann
- 03 Drygate Brewery
- 04 Saint Luke's & The Winged Ox
- 05 Past Times Library Café
- 06 Greggs
- 07 Pot and Kettle Sandwich and Coffee
- 08 Sucre Coffee Shop

### Shopping

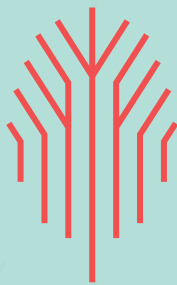
- 09 Iceland
- 10 Tesco Extra
- 11 The Forge Retail Park
- 12 The Forge Shopping Centre
- 13 Morrisons Supermarket
- 14 ASDA Superstore
- 15 Lloyds Pharmacy

### Leisure

- 16 Cineworld
- 17 Barrowland Ballroom
- 18 Merchant Square
- 19 Citizens Theatre
- 20 David Dale Gallery & Studios

### Sports

- 21 Emirates Arena
- 22 Sir Chris Hoy Velodrome
- 23 Flip Out Trampoline Park
- 24 Glasgow Club Gorbals (Gym)
- 25 Glasgow Rowing Club
- 26 Glasgow Green Hockey Centre
- 27 Glasgow Green Football Centre
- 28 Crownpoint Sports Complex



## LICENCE TERMS

The suites are available on the basis of a new licence for a flexible term to be agreed.  
The accommodation is offered on attractive all inclusive rental terms.

## GET IN TOUCH TODAY

For further information regarding the outstanding range of space opportunities at  
Red Tree Bridgeton please contact:

**Ryden.co.uk**  
**0141 204 3838**

**g** **CLYDE GATEWAY**  
THIS IS THE PLACE  
**www.clydegateway.com / 0141 276 1573**

**Tim Jacobsen**

tim.jacobsen@ryden.co.uk

**John Jackson**

john.jackson@clydegateway.com

**Ruaridh Cameron**

ruaridh.cameron@ryden.co.uk

**Gillian Giles**

gillian.giles@ryden.co.uk

**redtreebusinesssuites.com**

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