

# NEW OLYMPIA HOUSE

Contemporary open plan  
accommodation creating an  
excellent working environment.



**13 OLYMPIA STREET,  
BRIDGETON CROSS,  
GLASGOW**  
**TO LET / MAY SELL: MODERN,  
SELF-CONTAINED OFFICE  
AND STUDIO SPACE**  
**283 SQ M (3,046 SQ FT)**



# NEW OLYMPIA HOUSE



**LOCATION** New Olympia House is located at Bridgeton Cross, in the heart of Glasgow's East End community, which benefits from an array of local retail and leisure facilities.

Having attracted occupiers such as Made Brave, Cloud Cover and Peebles Media, this exciting location is also becoming a civic quarter with the new STUC headquarters opening across from Glasgow's Woman's Library.

**TRANSPORT** Exceptional walking, cycling and public transport links provide easy access to Bridgeton.

Numerous bus services connect across the city and the surrounding areas, whilst Bridgeton rail station is situated directly opposite the building, making Central Station and Argyle Street only 5 minutes away. There is also plenty of onroad car parking in the area and Bridgeton Cross taxi rank is close by on Olympia Street.

**THE BUILDING** New Olympia House has an innovative and striking new steel entrance canopy, which draws people to the building and provides access from the street via a landscaped side courtyard, giving an early hint of the contemporary, open workspace that awaits internally.

A re-modelled entrance lobby leads to the new ground floor open plan offices and a new main stair and passenger lift provide access to the stunning double height first floor, where the exposed roof with carefully restored trusses provides spacious office and studio space.

The new self-contained space has the following floor areas:

<b>TOTAL</b>	283 sq m (3,046 sq ft)
<b>GROUND FLOOR</b>	132 sq m (1,421 sq ft)
<b>FIRST FLOOR</b>	151 sq m (1,625 sq ft)

GROUND FLOOR

FIRST FLOOR



## SPECIFICATION HIGHLIGHTS

- Air source heat pump technology
- Underfloor heating with individually controlled zones
- Natural ventilation
- 'B' EPC rating target
- Floor boxes for data and power (pre-wired)
- Suspended LED lighting with energy saving daylight sensors
- Roof lights to maximise day light to the internal workspace
- Advanced fibre to the building, providing super-fast Wi-Fi throughout
- Kitchen facilities on both floors
- Internal bike parking and shower facilities
- Toilets across both floors
- CCTV, access control and intruder detection
- DDA compliant entrance and facilities