100 Brook St, Glasgow, G40 3AP Award winning flexible office accommodation available to let in the heart of Glasgow's Commonwealth District
Served by excellent transport networks, great local amenities, on-site parking and dedicated superfast broadband throughout. The Albus is without doubt the ideal place for business.

Building Specification

- BREEAM Very Good
- B rated EPC
- 34 car parking spaces providing a generous on-site car parking 1:580 ratio, plus further on-street parking
- Leased line fibre optic broadband throughout with speeds up to 100mb available
- 7 self contained open plan units
- 150mm clear void raised access flooring system
- Modern L67 compliant suspended lighting system offering up/down light distribution
- Units are a mix of natural ventilation with gas fire central heating from suspended radiant panels heating (units 1, 3, 5, 6 & 7) & a VRF air source heat pump system providing ventilated comfort cooling and heating with dedicated mechanical ventilation (units 2 & 4)
- 3 x WCs per floor plus ambulant WC
- Shower Facilities – within ambulant WC on each floor
- Landlord Intruder Alarm System, CCTV and Access Control systems
- Feature double height entrance foyer
- Sheltered bicycle storage

Contact our Agents to find out more or to book a tour of the offices.
With its prominent concrete and white brick façade, The Albus was presented with the Architectural Excellence award at the 2015 Scottish Property Awards.
The Albus exceeds expectations, providing an office solution that meets the needs of business, and offers contemporary and efficient business space.

Offering 7 self contained open plan office suites over 3 floors. The Albus features high quality accommodation to let from 2,067sq ft - 20,603 sq ft (192 m² - 1,914 m²).

- **Second Floor**
  - Unit 5 - 2,487 sqft (231 sqm)
  - Unit 6 - 2,982 sqft (277 sqm) **LET**
  - Unit 7 - 2,067 sqft (192 sqm)
  - **Total** - 7,535 sqft (700 sqm)

- **First Floor**
  - Unit 3 - 2,099 sqft (195 sqm)
  - Unit 4 - 4,446 sqft (413 sqm)
  - **Total** - 6,545 sqft (608 sqm)

- **Ground Floor**
  - Unit 1 - 2,099 sqft (195 sqm)
  - Unit 2 - 4,424 sqft (411 sqm)
  - **Total** - 6,523 sqft (606 sqm)

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The Albus is a fine example of modern office accommodation. Abundant natural daylight flows through each suite and contributes to the sense that this isn’t simply a nice office but a great one that inspires its occupants.

‘Close collaboration between the client, design team and contractor has resulted in a quality of the plan, workmanship and internal environment that stands out not just in Glasgow, but Scotland as a whole. The flexible internal spaces have the capability to meet a range of office uses - be they creative, technical or more traditional.’

British Council for Offices
Within 5 minutes walk of The Albus your staff will be able to access the world class sporting and leisure facilities at the Emirates Arena including the Sir Chris Hoy Velodrome. This facility also provides one of the largest gyms in the City, a range of sports pitches, the Refresh Spa, Café and is home to the Glasgow Rocks Basketball team.

Adjacent to the Emirates Arena is The Village residential development, formerly the Athletes Village, which now provides a stunning new family focused community built to the highest building, sustainability and energy efficiency standards.

**By train**
The Albus is only 2 minutes walk from Bridgeton Station, with 4 trains per hour to Glasgow Argyle St. (3 mins); Glasgow Central (5 mins); SECC (9 mins). Onward routes from Glasgow connect to all key stations in Scotland and across UK.

**By bus**
There are excellent bus routes with 16 regular services per hour linking quickly to the city centre.

**On two wheels**
Bridgeton is well connected to national cycle routes and a bike rack is available to the rear of the building.

**By car**
Easy access to the motorway network offers fast routes to the M74, M8 West (Glasgow Int’l Airport, 20 mins drive), M8 East (Edinburgh, 1 hour drive), the M73 and M77. Glasgow City Centre is within an 8 minute drive.

More information about travelling to Clyde Gateway is available at [www.get-here.co.uk](http://www.get-here.co.uk)

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The Albus is a key development in the overall investment programme that has been delivered in this part of the City over recent years.
Situated just 5 minutes train journey from Glasgow City Centre, and with on-site parking, The Albus is conveniently placed for business.