



Executive Summary

100 Morrison Street is located in an up and coming location following Drum Group's mixed use Buchanan Wharf development.

- Located on the doorstep of Glasgow's International Financial Services District, walking distance to Bridge Street Subway station and close to major corporate occupiers such as Barclays, Student Loans Company, BT, JP Morgan Chase and HMRC
- Substantial Heritable (similar to English Freehold) island site comprising approximately 0.70 acres (0.28 hectares)
- The property extends to approximately 137,764 sq ft across basement, ground, 4 upper floors and provides 35 car parking spaces
- Offers are invited, subject to missives and exclusive of VAT, for the Heritable interest in the property



Tradeston

An evolving location

A mix of uses including office and build to rent residential (BTR) have brought significant investment to the local area, enhancing the existing landscape and improving amenities close to the property.

Drum Property Group's Buchanan Wharf development is an award-winning, mixed use development located on the south bank of the River Clyde.

In October 2021, Drum completed the new state-of-the-art Barclays Campus (470,000 sq ft) of Grade A office space for Barclays Bank. The new three-building office complex has created space for 5,000 staff.

The new campus has transformed a brownfield area of redundant buildings and a derelict car park, into a new city centre district, including indoor and outdoor spaces for staff and community events. In addition to the office space, amenities on campus include wellbeing facilities, community exhibition spaces, along with a street food market.

In September 2022, Drum completed the construction of 324 Build to Rent (BTR) apartments at Buchanan Wharf, which was forward sold to Legal & General's Build to Rent Fund. Consisting of two 18-storey towers and extending to 280,000 sq ft the development includes private dining space, a gym, a resident's lounge and games room.

Finally, Drum secured a pre-let to the Student Loans Company for a purpose built 75,000 sq ft HQ office building adjacent to the King George V Bridge, and a short walk from Central Station. Upon completion in mid-2023, the building will provide office space for up to 1,100 staff.

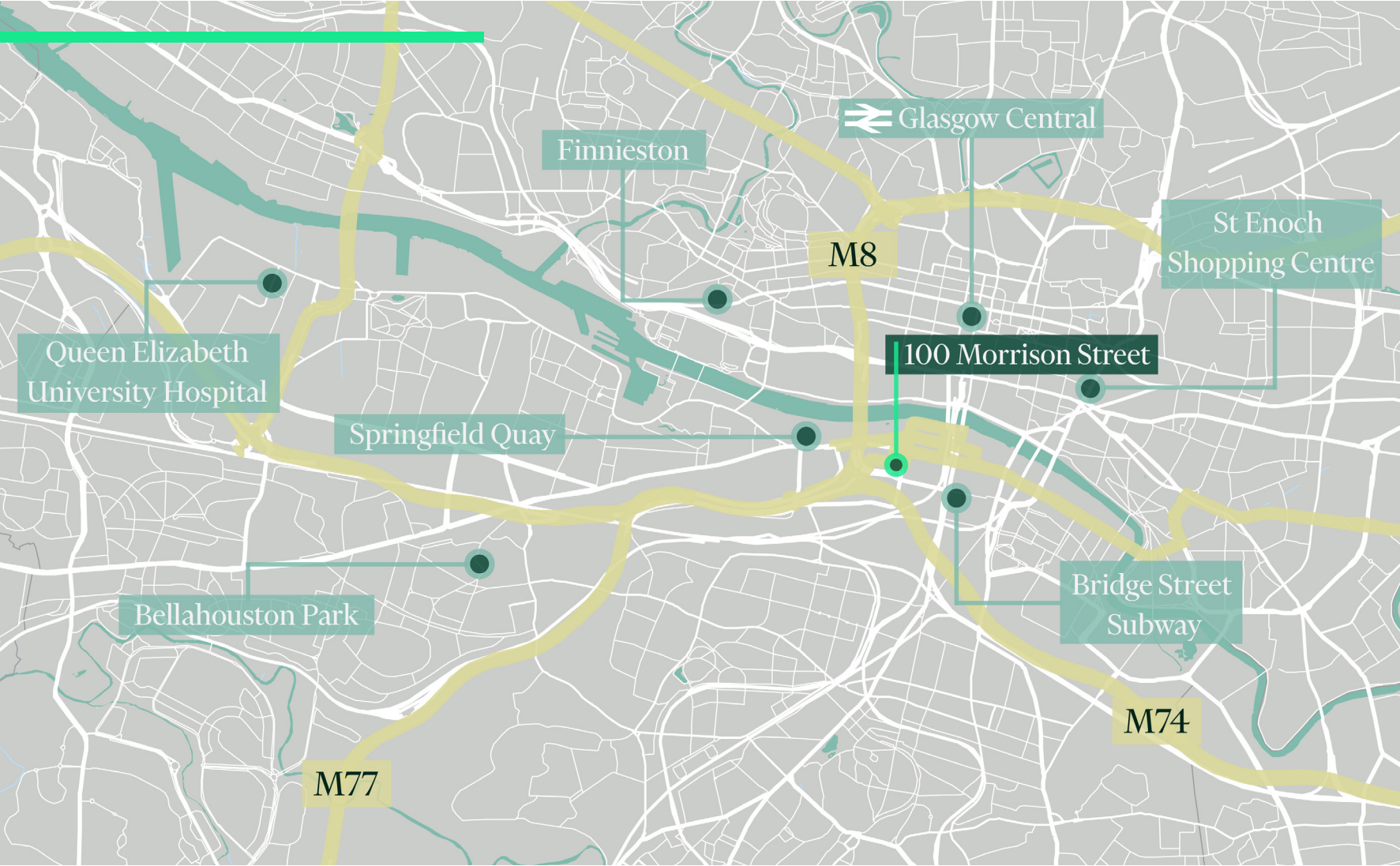


Well Connected

100 Morrison Street is located on the south bank of the River Clyde and occupies an entire island site bounded by Morrison Street to the south, Laidlaw Street to the west, Paisley Road to the north and Paterson Street to the east.

The main pedestrian access to the property is taken off Morrison Street and access to the basement car park is via Laidlaw Street.

100 Morrison Street is a short walk from Glasgow’s central business district and is well positioned for access to public transport. Paisley Road is one of the main arterial bus routes for the city whilst Bridge Street Subway station is less than 10 minutes’ walk from the property.



Connectivity	
M74 Motorway	6 minute drive
M8 Motorway	6 minute drive
Bridge Street Subway station	8 minute walk
Central Railway Station	16 minutes walk
St Enoch Shopping Centre	15 minutes walk
Springfield Quay	6 minutes walk

Situation



Situation



100 Morrison Street
Glasgow | G5 8LN

For Sale



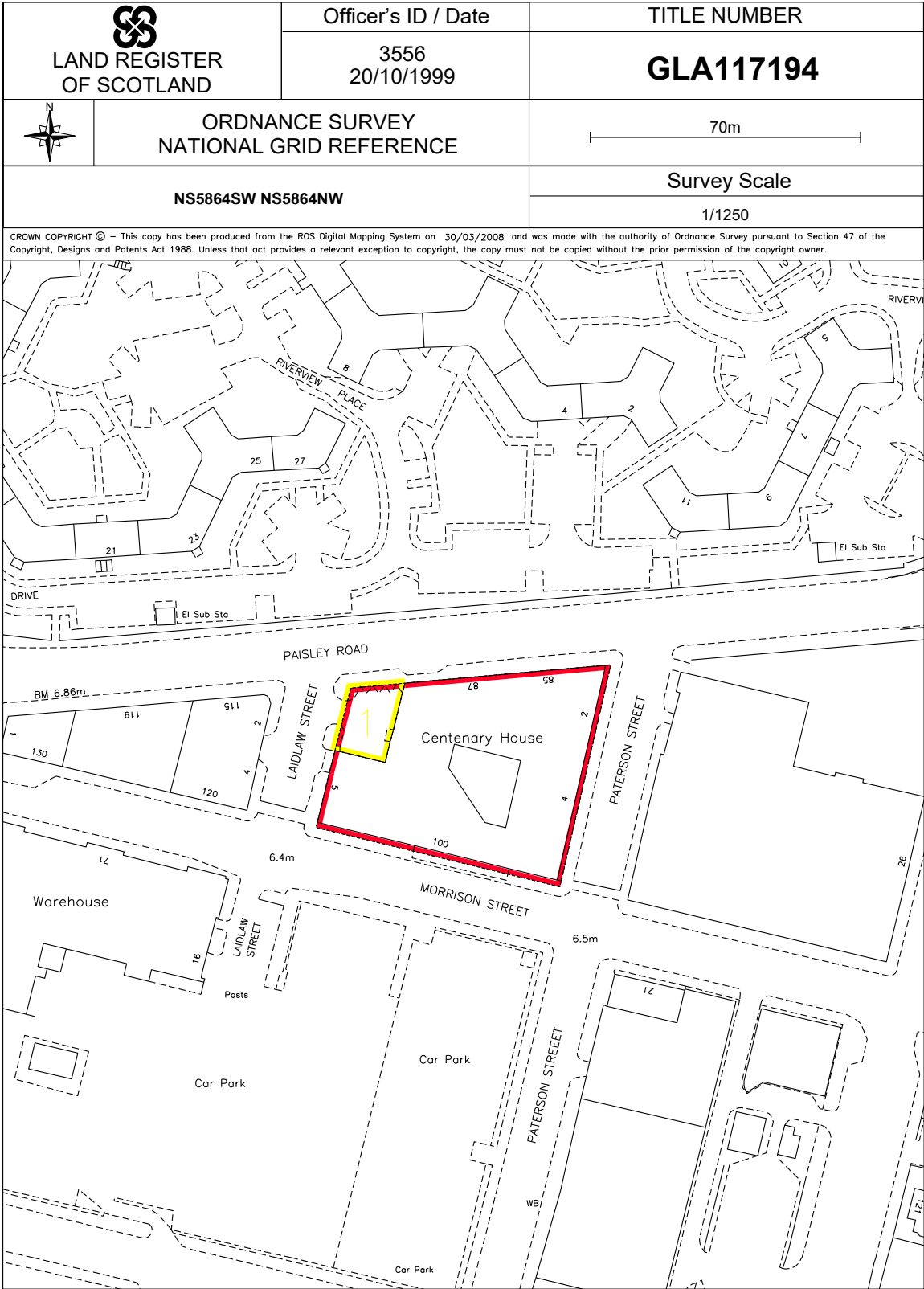
Description

Occupying an entire island site, the office floors at 100 Morrison Street are filled with natural light, creating airy, open plan spaces, whilst the upper floors benefit from some of the best panoramic views of Glasgow city centre and the Finnieston area to the west.

100 Morrison Street is a self-contained office building constructed in the 1970's and was comprehensively refurbished in the mid 1990's, with a specification including comfort cooling, Cat 2 lighting, suspended ceilings and intercell raised access flooring.

The property provides open plan office accommodation arranged over an elevated ground and four upper floors. The basement provides secure car parking, stores and plant rooms. The building is of concrete framed construction with metal panel cladding.





Title Summary

100 Morrison Street occupies a substantial Heritable (similar to English Freehold) island site of approximately 0.70 acres (0.28 hectares), held under Title Number GLA117194.

The extent of the title can be seen outlined in Red on the Ordnance Survey Extract to the left.



100 Morrison Street
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For Sale

Accommodation

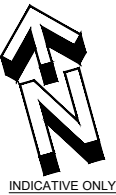
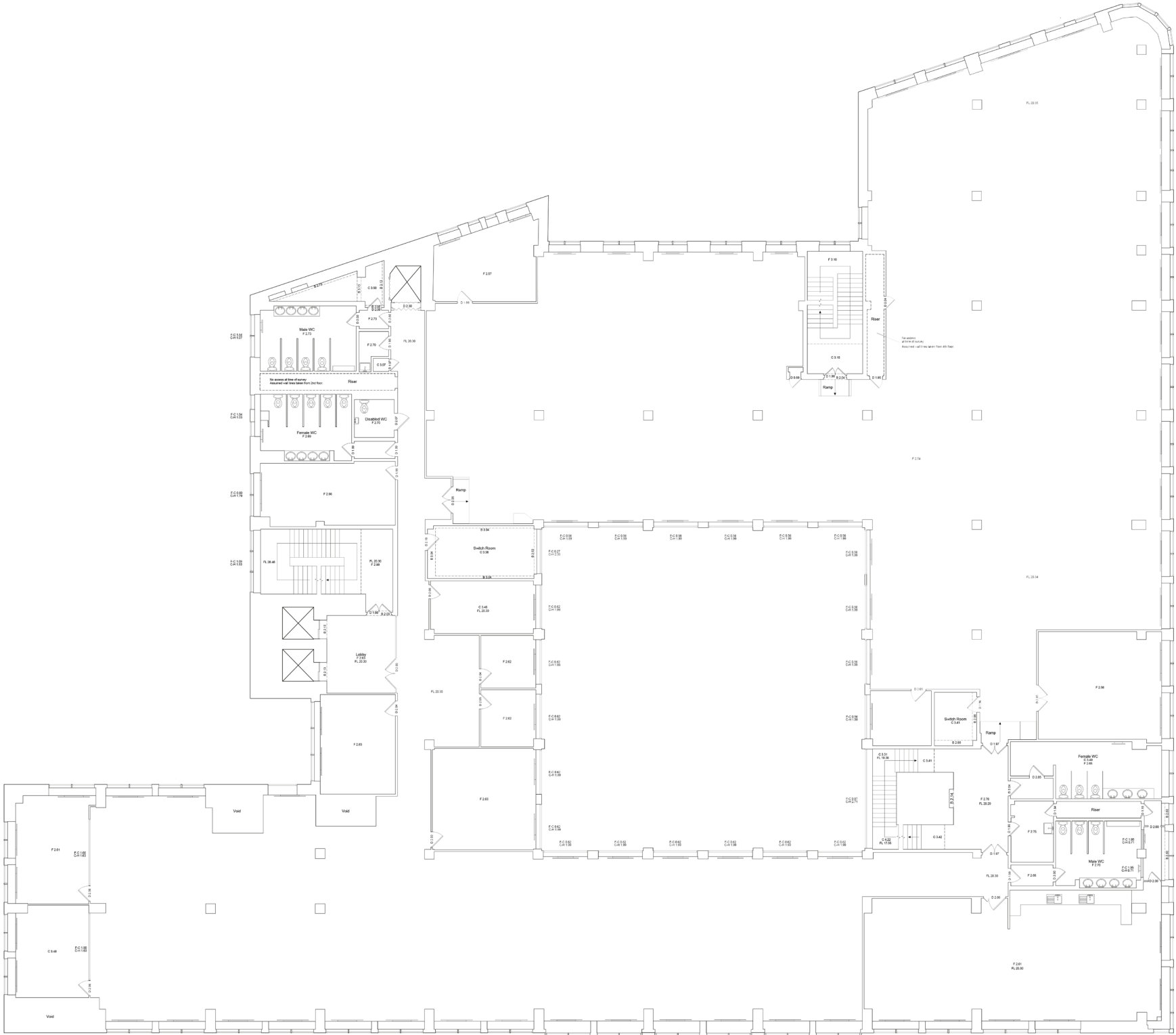
The current accommodation provides the following approximate Gross Internal Areas

FLOOR	SQ FT	SQ M
Fourth	18,763	1,743.1
Third	23,051	2,141.5
Second	23,192	2,154.6
First	23,189	2,154.3
Ground	22,758	2,114.3
Basement	26,811	2,490.8
Total	137,764	12,798.6

The basement provides secure car parking for 35 cars together with ancillary storage accommodation.



Indicative Floor Plan



INDICATIVE ONLY

100 Morrison Street
Glasgow | G5 8LN

For sale



Development Options

- 100 Morrison Street offers the opportunity to reposition a substantial office building through redevelopment, subject to statutory consents.
- Within the immediate vicinity to the property are a mix of uses comprising substantial residential developments to the north and south, trade counter units to the east.
- Barclays state of the art 470,000 sq ft office campus dominates the northeast, comprising three new office buildings with space for 5,000 staff. The Student Loans Companies 75,000 sq ft HQ for 1,100 staff is under construction with PC timetabled for Summer 2023.
- Legal & General recently completed the construction of 324 build to rent apartments, comprising two 18-storey residential towers.

