



RED TREE MAGENTA

MODERN OFFICES TO LET

Dedicated Parking
Onsite Cafe – Vin18
112 SQ FT to 5,553 SQ FT



THE FLEXIBLE WORKPLACE COMES OF AGE



Grade A office space

Corporate grade
fibre connection

Modern LED energy
efficient lighting

Raised access flooring
providing flexible
power layout

Communal kitchens

Secure access with alarm
system and CCTV

Fully networked CAT6
cabling throughout

DDA compliant

Male, female & accessible
toilets on all floors

Changing and drying
room facilities

Lift access

Dedicated free car
parking with 2 electric
car charging points

Secure bike storage

BREEAM very good

EPC rating A

CORPORATE GRADE RESILIENT CONNECTIVITY

With the changing face and fast pace of modern business, secure, reliable and fast fibre connectivity has become an essential ingredient in building and running a business. Our dedicated bandwidth, secure and protected access to the internet not only means that you're always online, it delivers superfast connections.

As well as being secure and reliable, our connectivity is protected and monitored 365/24/7. Need more bandwidth? We can deliver that quickly too!

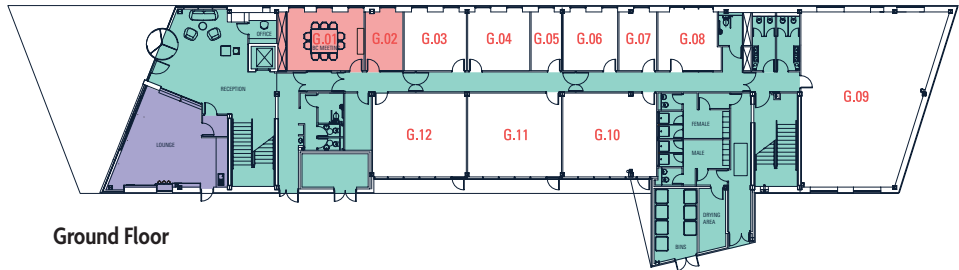
We also provide feature rich hosted voice solutions to suit any business type, which are scalable, flexible, supported and ready for you to use.

SPEED OF ACCESS

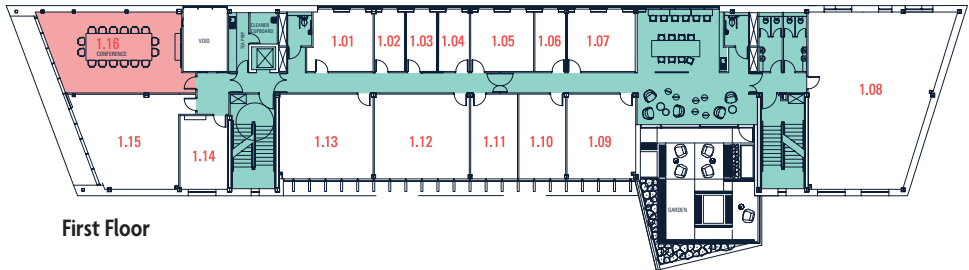
We can also provide fast and easy access to your chosen suite and immediate access to IT infrastructure, so all you have to do is ask and we'll have you up and running in no time at all.

A beautiful building, **Grade A office environment**, superb fast digitalconnectivity,this building is designed to **enhance your working experience.**

GROUND AND FIRST FLOOR



Ground Floor



First Floor

Office Suites Common Areas Meeting Rooms Vin18 Café
Small suite availability upon request

GROUND FLOOR

SUITE	SQ M	SQ FT
G.02	12.9	139
G.03	21.6	230
G.04	21.4	230
G.05	10.4	112
G.06	18.9	203
G.07	13	140
G.08	21.2	228
G.09	123.8	1,333
G.10	45.5	490
G.11	46	495
G.12	45.9	494

FIRST FLOOR

SUITE	SQ M	SQ FT
1.01	20.8	224
1.02	10.4	112
1.03	10.4	112
1.04	10.4	112
1.05	21.1	227
1.06	10.4	112
1.07	23.2	250
1.08	121.5	1308
1.09	31.9	343
1.10	22.2	239
1.11	22.2	239
1.12	45	484
1.13	44.4	478
1.14	20.1	216
1.15	52.8	568

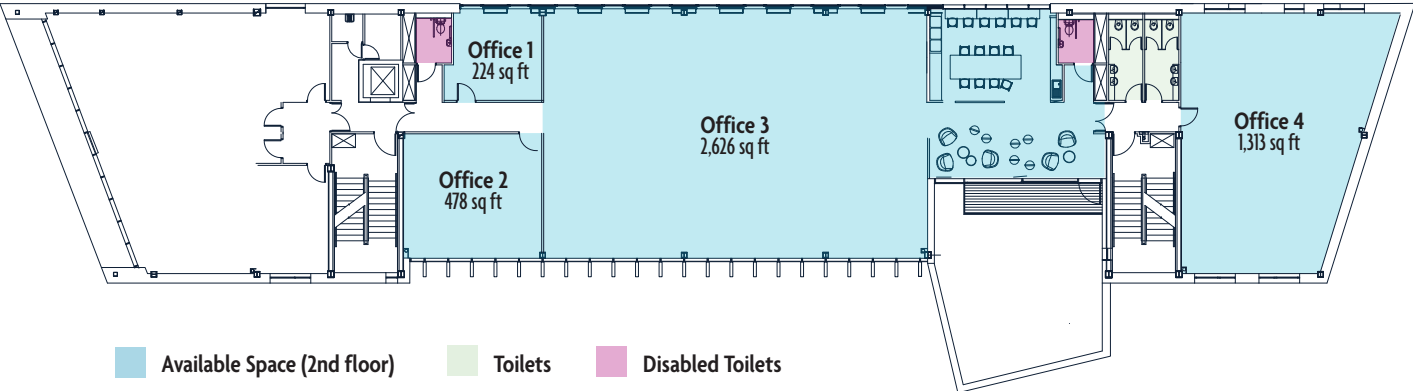


VIN18 CAFÉ

Onsite cafe serving
fresh food, sweet treats
and hot/cold beverages.



SECOND FLOOR



5,553 sq ft

Total Lettable space,
including private
kitchen and toilets

224 sq ft

Private office/meeting room

478 sq ft

Private office/meeting room

2,626 sq ft

Open plan office

1,313 sq ft

Large office

*Offices 1 & 2 could be let separately

BE PART OF THE RED TREE MAGENTA FAMILY



CONNECTIVITY THAT REALLY WORKS



RED TREE
MAGENTA

TRAIN

- Dalmarnock Station 7 mins walk
- Dalmarnock to Central Station 7 mins with trains every 10 minutes

CAR

- Junction 1A M74 linking to Scotland's motorway network 2 mins
- Glasgow Airport 15 mins
- City Centre 10 mins

WALK

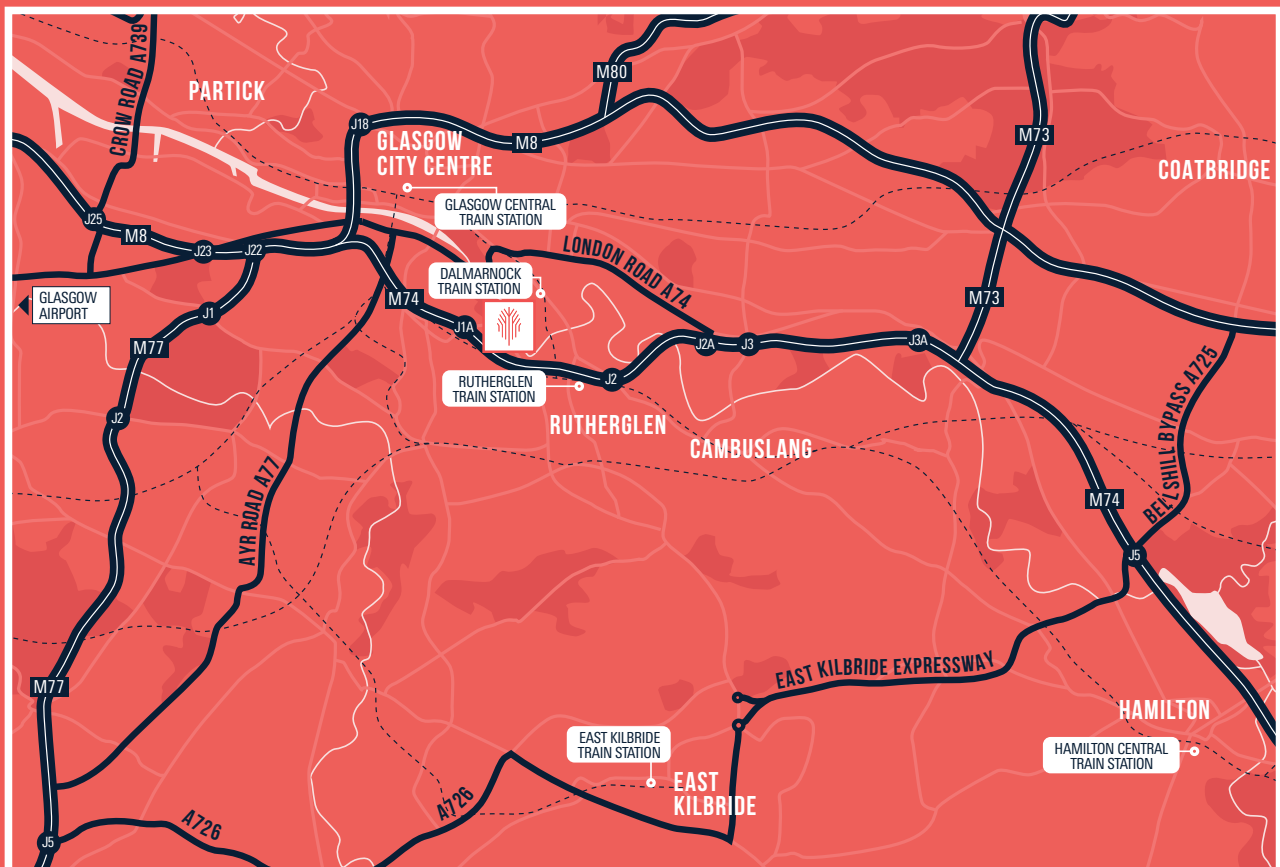
- Richmond Park 4 mins
- Clyde Walkway 3 mins
- Red Tree to the City Centre via Glasgow Green 26 mins

BIKE

- Red Tree Bikes
- National Cycle Routes 75 and 756 on the doorstep
- People Make Glasgow Bikes available at Dalmarnock Station

BUS

- Glasgow City Centre 12 mins
- 3 bus routes on the doorstep
- Links to Rutherglen, Carmyle, Hamilton and East Kilbride
- Further routes at Dalmarnock Station including the cost effective CG1 Clyde Gateway route



Ryden

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