



# THE GARMENT FACTORY

10 Montrose Street, Merchant City





# A CUT ABOVE THE REST

THE GARMENT FACTORY





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# MADE TO MEASURE

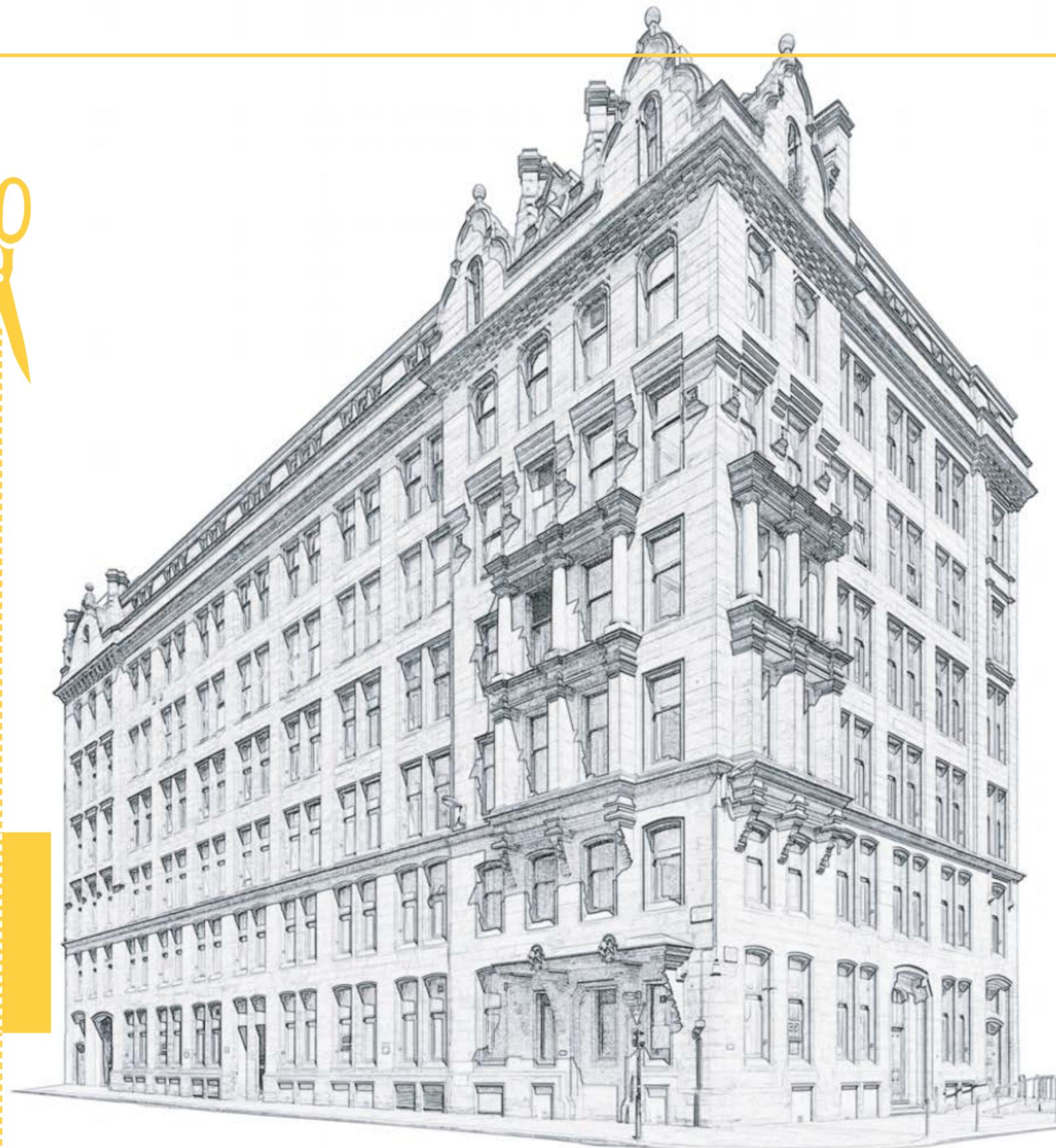


**Refurbished  
offices suites  
from 3,515 sq ft  
to 8,477 sq ft**

A transformation within The Garment Factory has seen the restoration of many of the original features including exposed ceilings, steel and brickwork, wooden flooring and ornate staircases with the introduction of contemporary finishes throughout, to provide a 21st century workplace.



**Home to some  
of the city's  
leading lights**



| Floor | Tenant                         |               |
|-------|--------------------------------|---------------|
| 6     | 360 Architecture               | <b>LEASED</b> |
| 5     | Sulmara Subsea<br>Shoosmiths   | <b>LEASED</b> |
| 4     | Autorek                        | <b>LEASED</b> |
| 3     | Incremental Group              | <b>LEASED</b> |
| 2     | Statkraft<br>Isio Group        | <b>LEASED</b> |
| 1     | Channel 4<br>Wallace Whittle   | <b>LEASED</b> |
| GF    | Tailor Made Suites             | <b>LEASED</b> |
| B     | Tailor Made Suites & Amenities | <b>LEASED</b> |

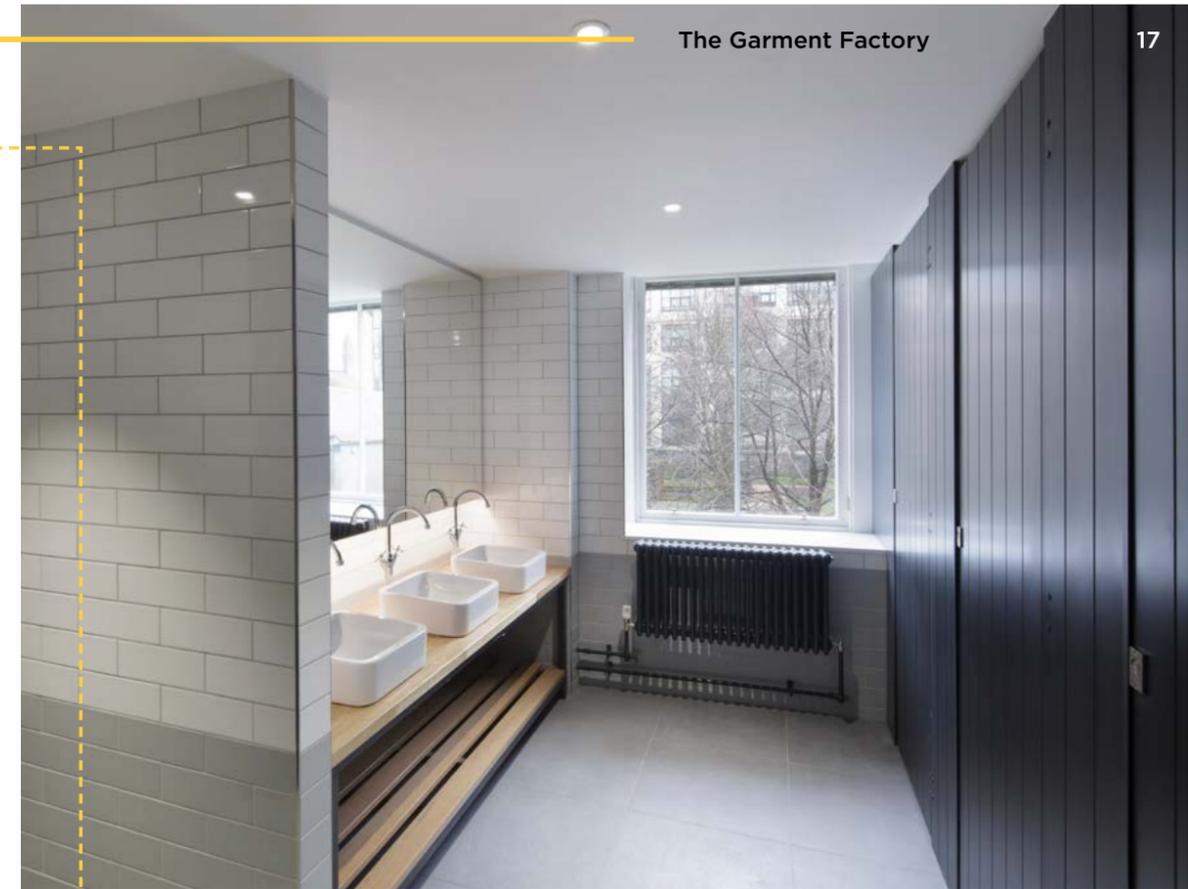
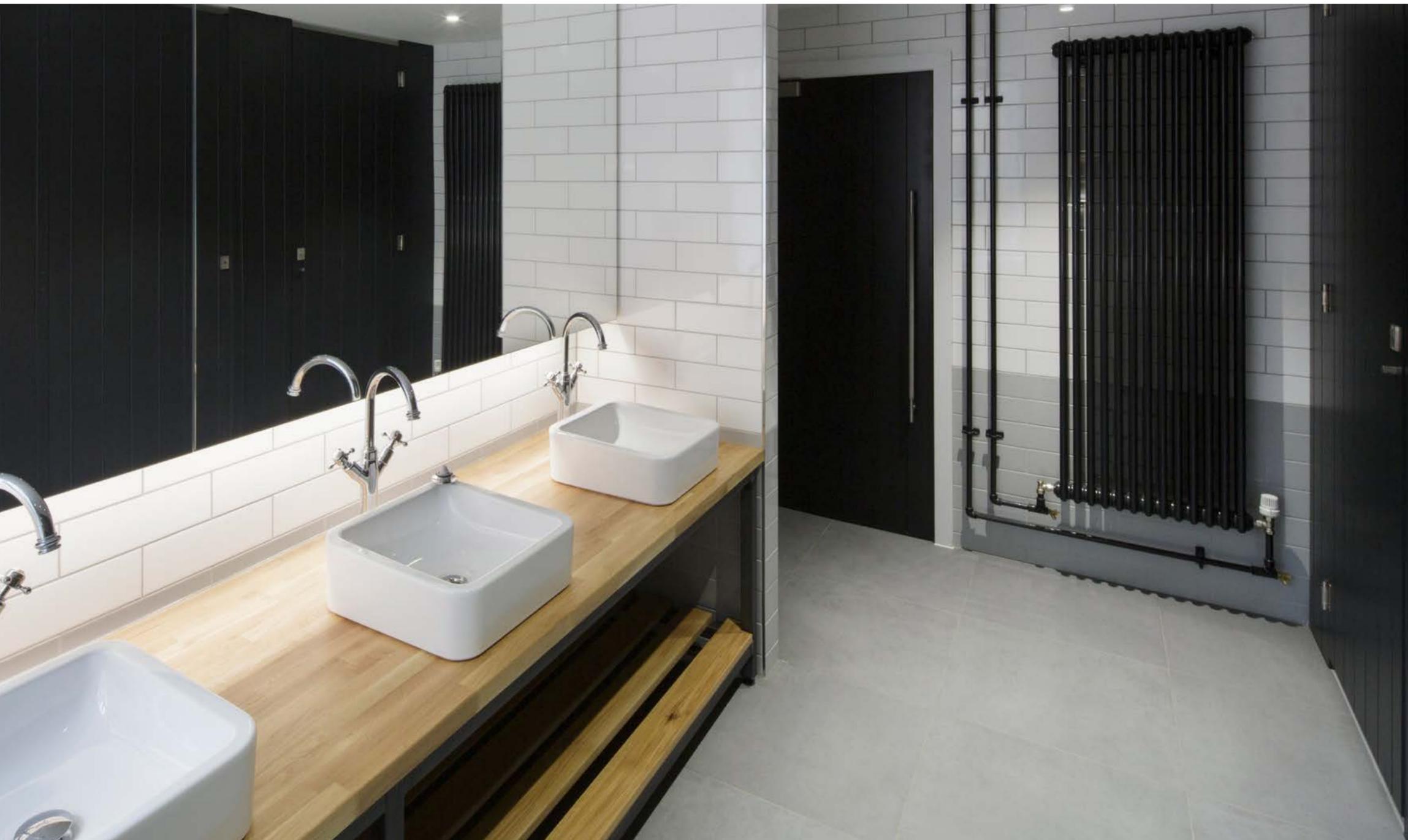
# SPEC

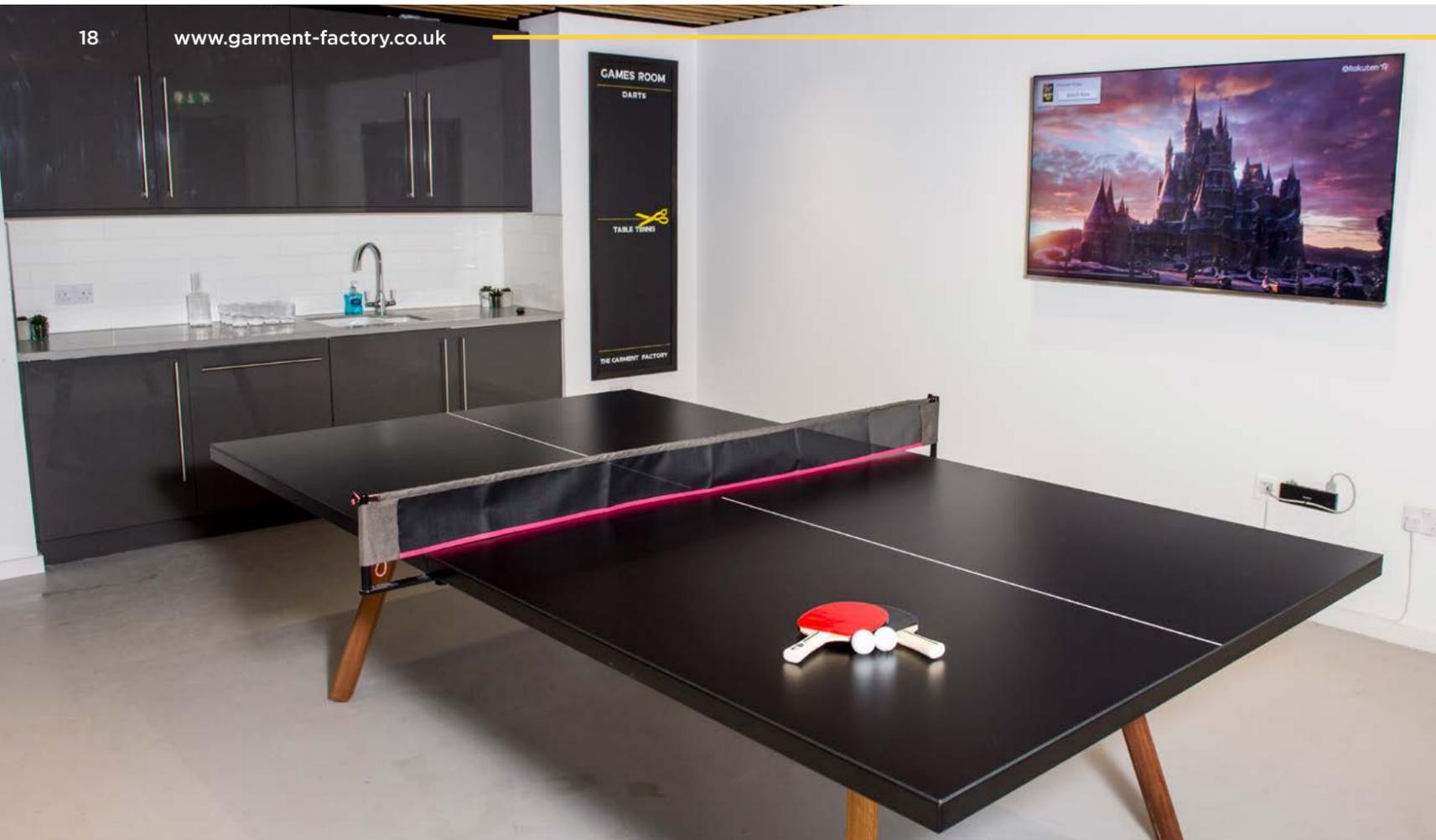
- / New contemporary double height entrance
- / On-site cafe
- / Manned reception and concierge
- / Touch down space, coffee station and informal waiting area
- / New passenger lifts and goods lift
- / New male, female and disabled toilets per floor
- / Basement games room, cycle storage and shower facilities
- / Track LED lighting
- / High quality floor coverings
- / Tailor Made Suites - flexible managed office offer in ground and lower ground floor











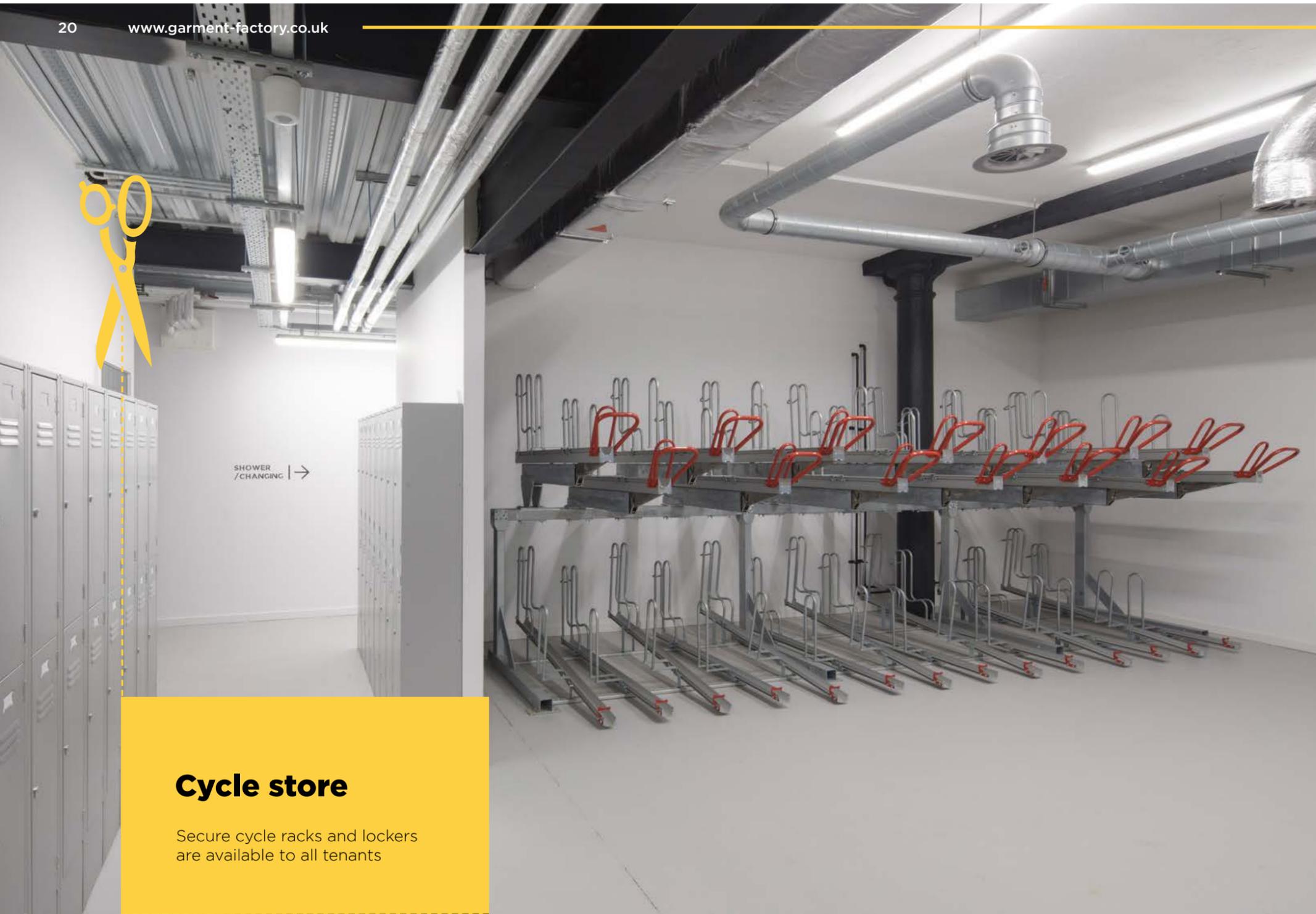
# ALL THE FRILLS

The Garment Factory goes above and beyond offering tenants amenities such as:

- / On-site cafe and catering
- / Games Room
- / Receptionist and concierge
- / Meeting room and event space
- / Cycle Storage
- / Lockers and shower rooms

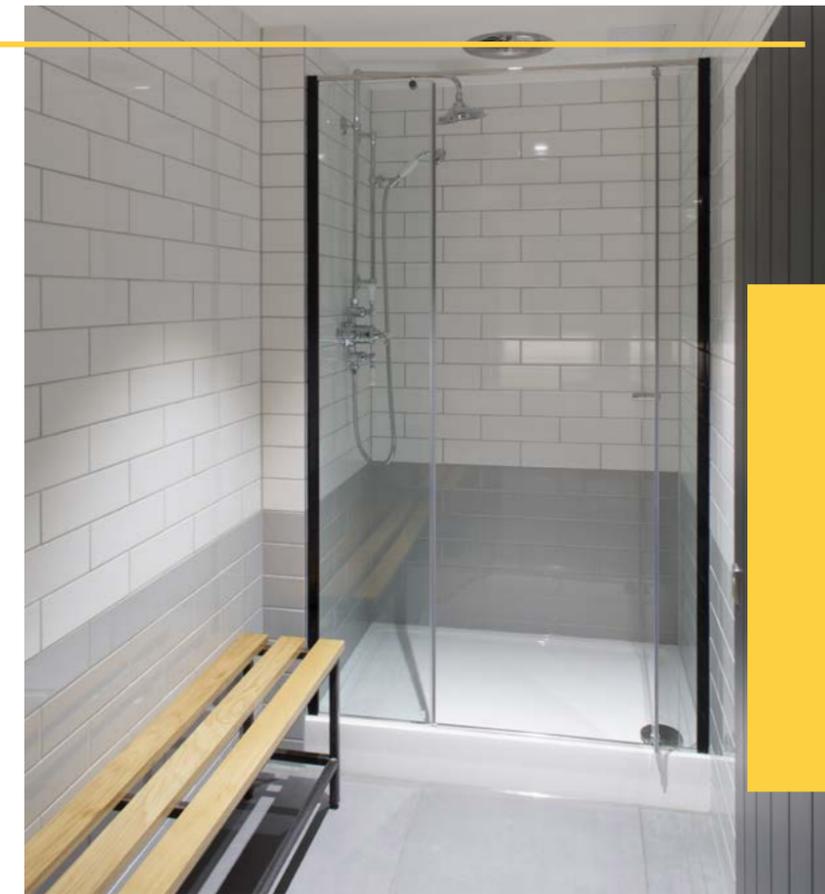
These unique facilities are unlike any other in Glasgow.





## Cycle store

Secure cycle racks and lockers are available to all tenants



**Male, female and disabled shower and changing rooms**



# CAFE & CATERING TAILORED TO YOUR NEEDS



# LOCATION



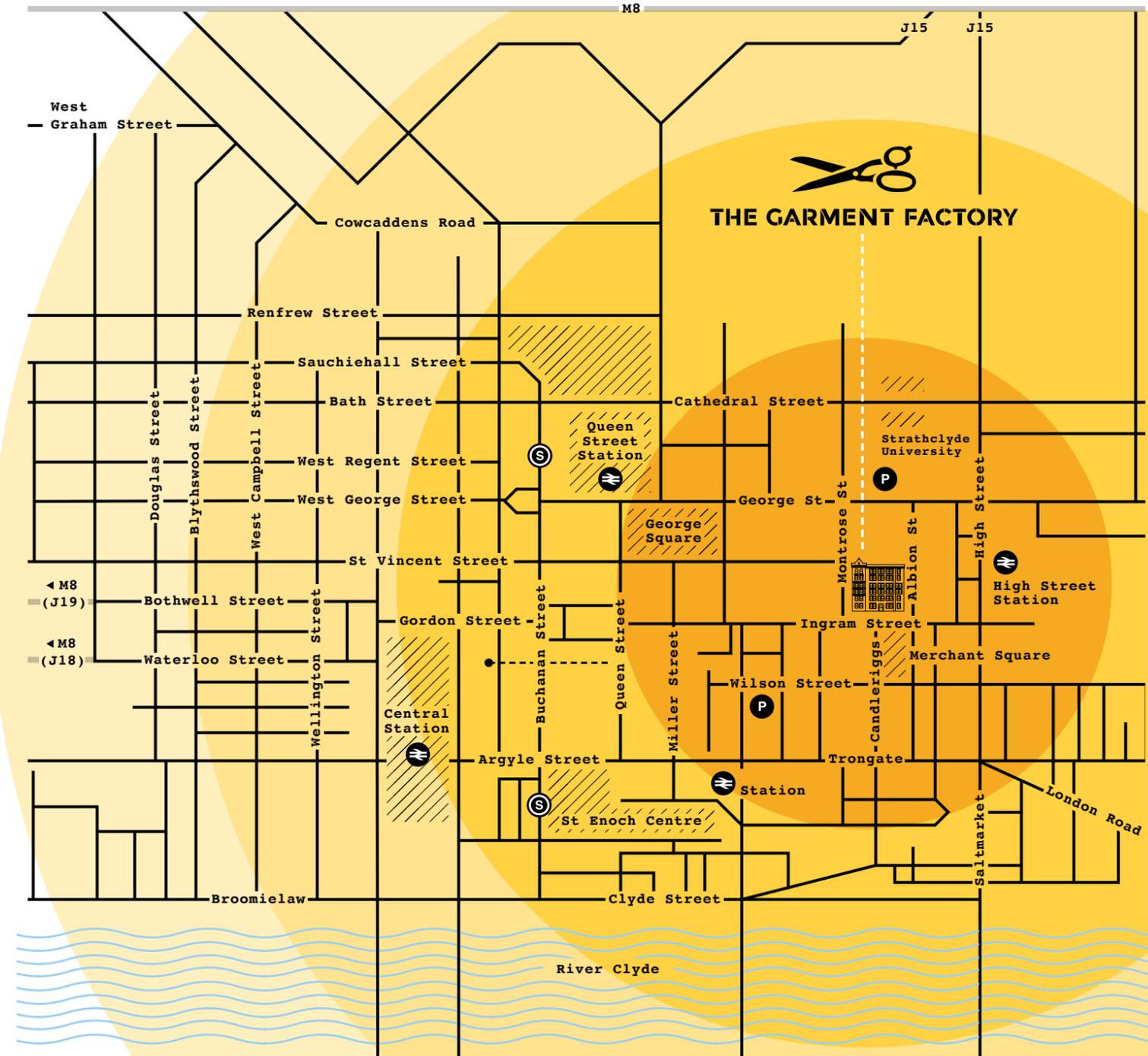
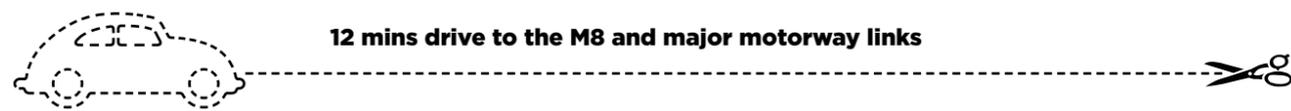
Merchant City is one of Glasgow's most vibrant areas brimming with art, culture, and fashion, complete with fabulous places to eat and drink. It hosts a number of nationally recognised restaurant names alongside eclectic independent bars, galleries and quirky little shops to explore.





# LINKS

Getting here couldn't be simpler, with main line & underground stations within a few minutes walk, plenty of off street parking and easy access to the M8 motorway.



# CONTACT

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[www.garment-factory.co.uk](http://www.garment-factory.co.uk)

