

# TAILOR MADE SUITES



THE GARMENT FACTORY





# A CUT ABOVE THE REST



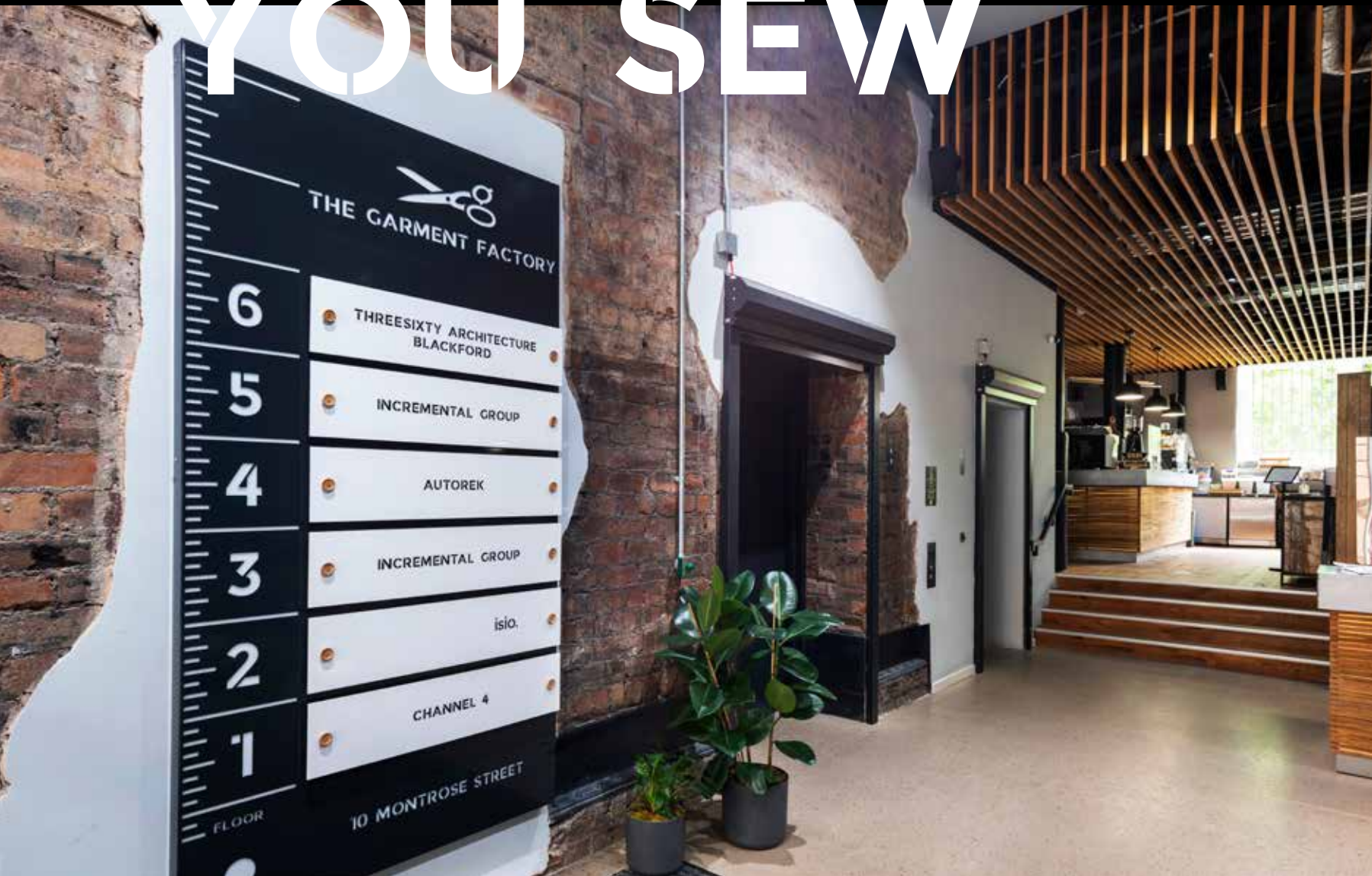




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# LEASE WHAT YOU SEW



## SPEC

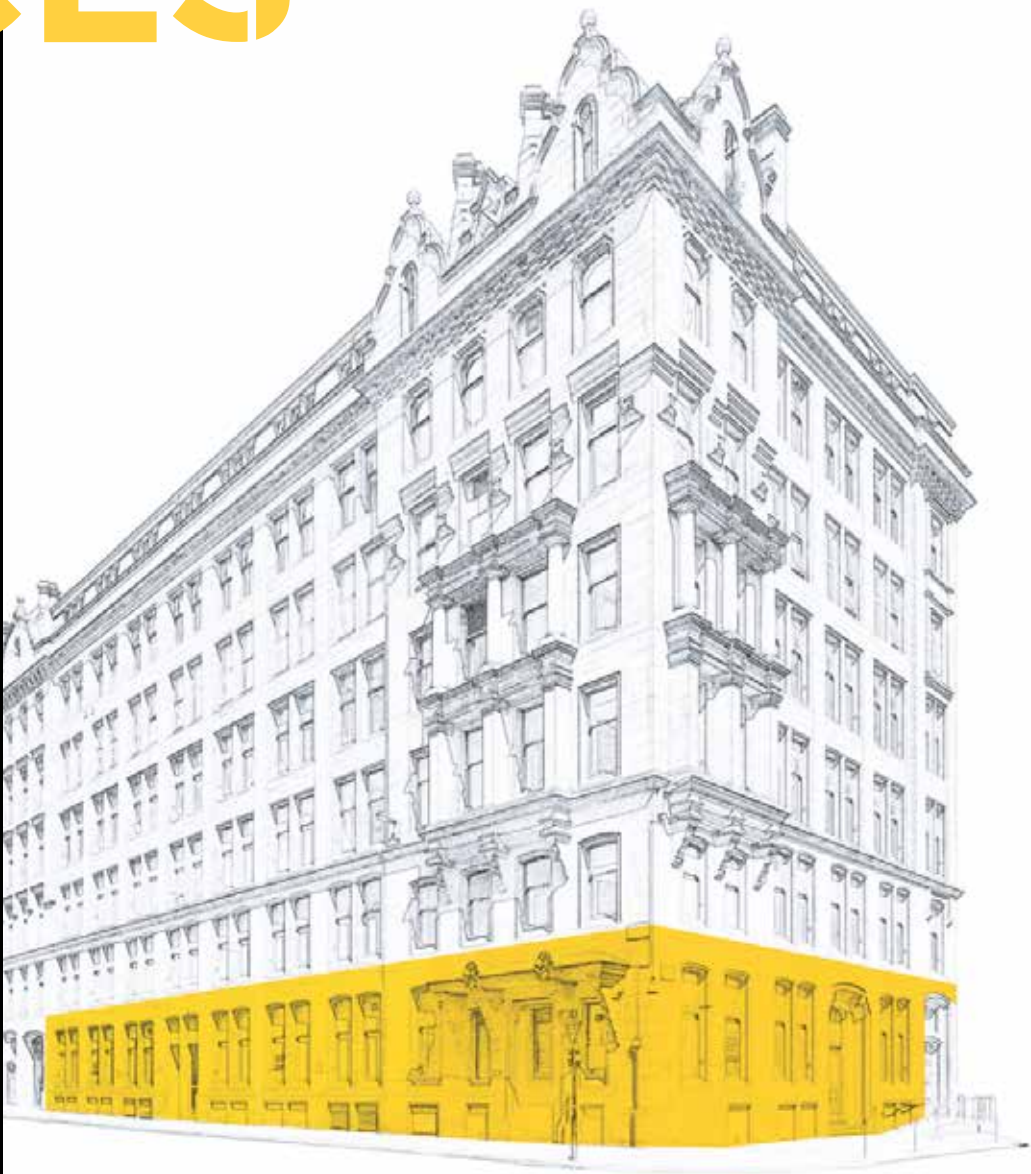
- / Spacious character offices with expansive high ceilings
- / Plug and play, ready for occupation on day one
- / Artisan café & dedicated cycle lift
- / Numerous breakout spaces
- / Multiple entrances and touch free, secure access points
- / DDA compliant
- / Short term leases, offering maximum flexibility
- / Scale up and down as required, in tailor made space





# OFFICES

Floor	Suite	Desks	Sqft
B	Suite 01	(6)	258
B	Suite 02	(6)	230
B	Suite 03	(10)	457
B	Suite 04	(6)	269
G	Suite 05	(12)	495
G	Suite 06	(12)	516
G	Suite 07	(14)	630
G	Suite 08	(14)	612
G	Suite 09	(16)	710
G	Suite 10	(18)	764
G	Suite 11	(16)	694
G	Suite 12	(18)	705



Montrose Street

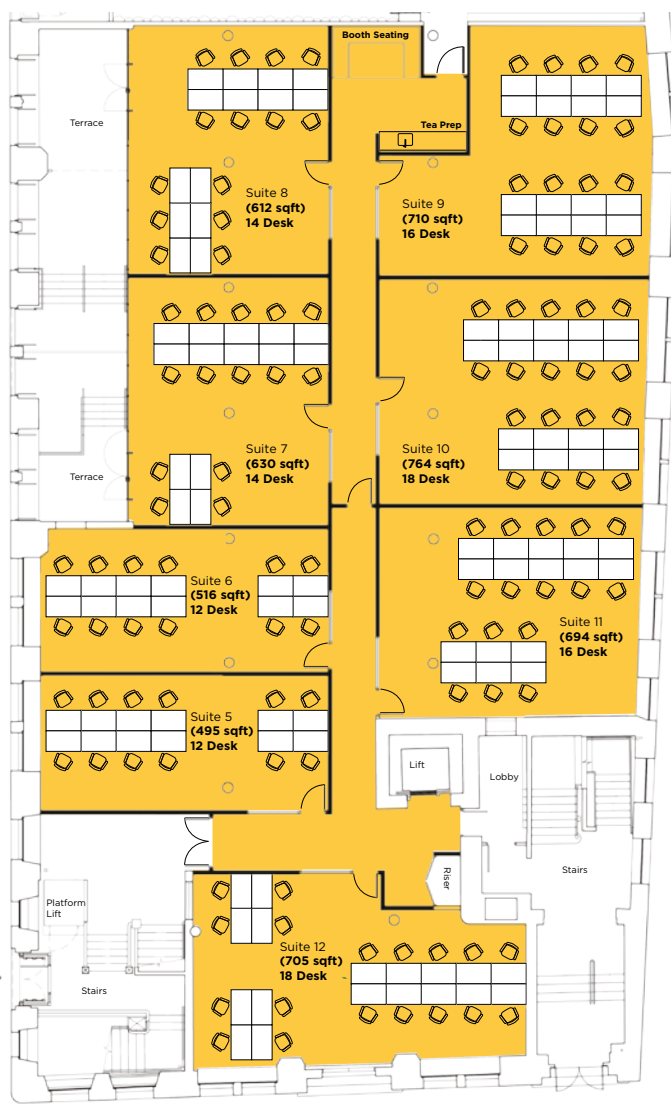
Ingram Street

# PLANS

Basement Floor



Ground Floor





# READY TO WEAR



Contemporary  
break-out  
area with kitchen



Stylish, fully  
furnished offices



Super fast IT and  
printing services





# ALL THE FRILL.

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

- / On-site cafe and catering
- / Games room
- / Meeting room and event space
- / Cycle Storage
- / Showers, lockers and drying room

These unique facilities are unlike any other in Glasgow.





## Cycle store

Secure cycle racks and lockers and drying room are available to all tenants

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







# CAFE & CATERING





# 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

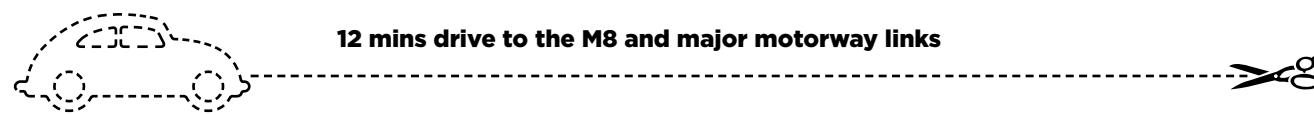
Getting here couldn't be simpler, with main line & underground stations within a few minutes walk, plenty of off street parking and easy access to the M8 motorway.



**20 mins to Glasgow City Airport via the M8**

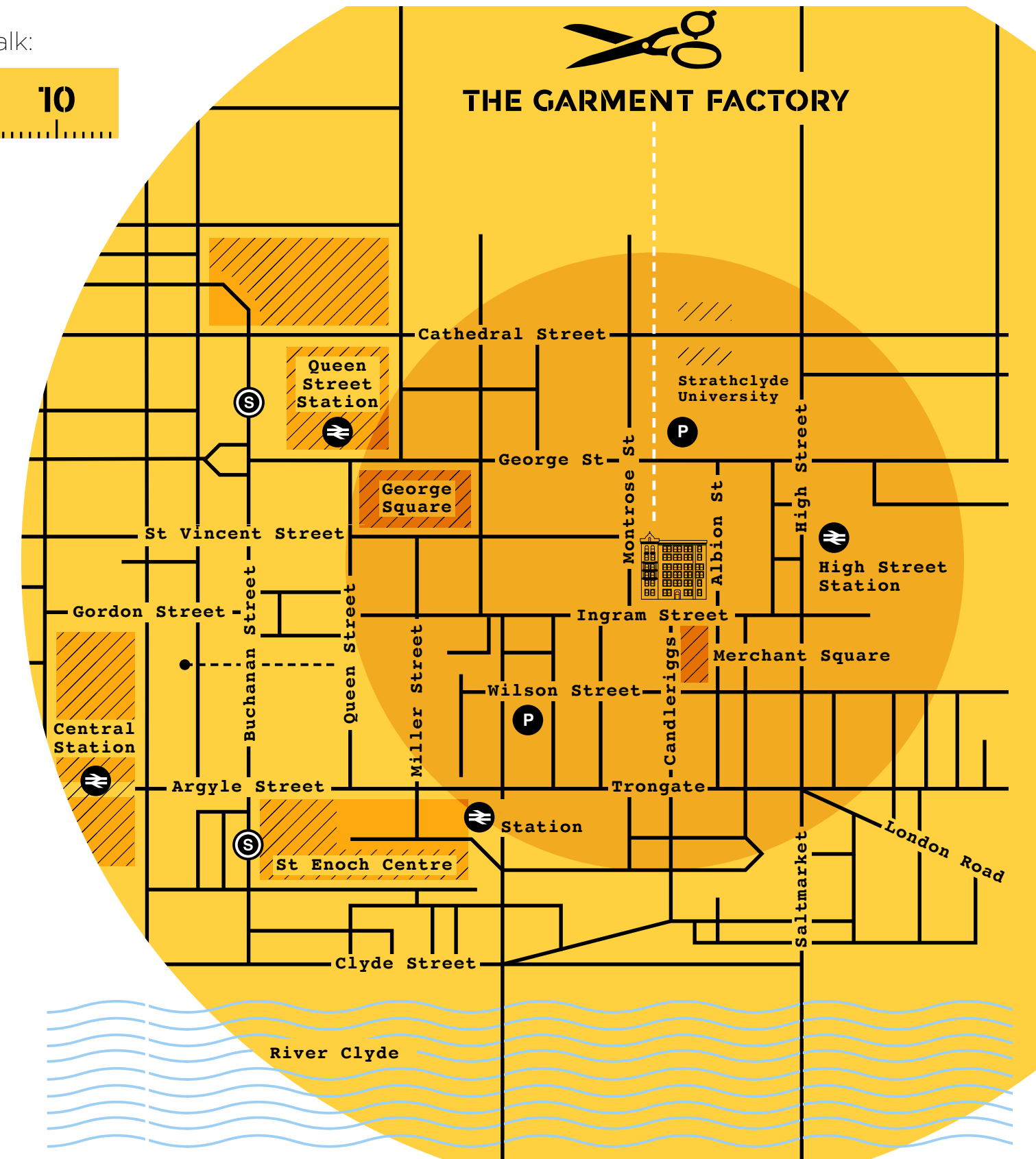


**10 mins walk to Glasgow Central Station  
and 6 mins walk to Queen Street Station**



**12 mins drive to the M8 and major motorway links**

Minutes walk:





# CONTACT

Letting Agents:

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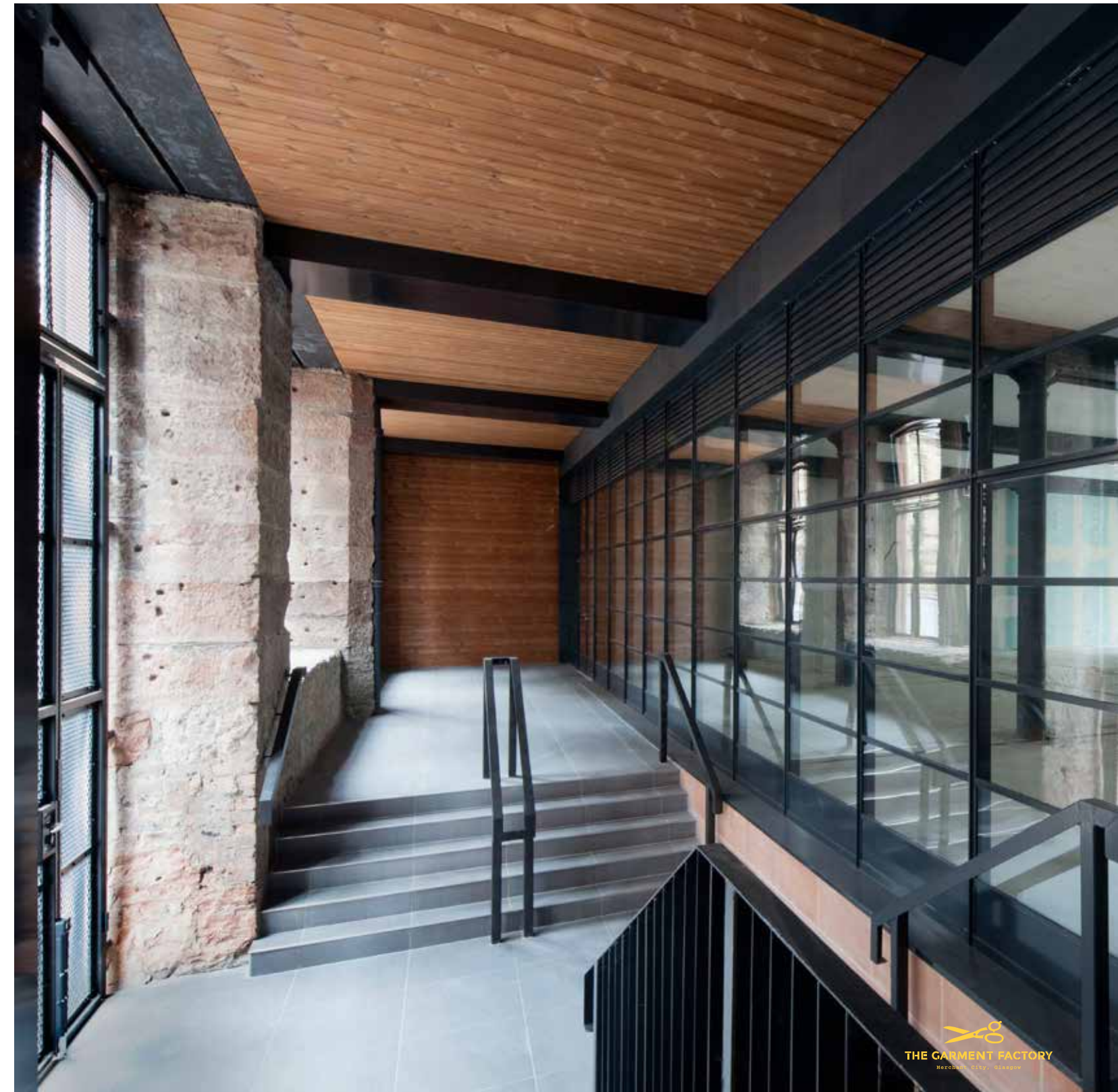
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# THE GARMENT FACTORY

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



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