

1,843–15,751 sq ft available
One Rutherglen Links
G73 1DF

OneRL



“Our support team is here to make your move into One Rutherglen Links smooth, efficient and effective. We have created space of exceptional quality at an affordable price in a superb location.”

IAN MANSON, CHIEF EXECUTIVE, CLYDE GATEWAY





One Rutherglen Links
Rutherglen
Glasgow
G73 1DF

Following the recent letting of 17,708 sq ft to SPIE, **One Rutherglen Links** offers 15,751 sq ft of Grade A office accommodation in a new landmark development of the highest quality.

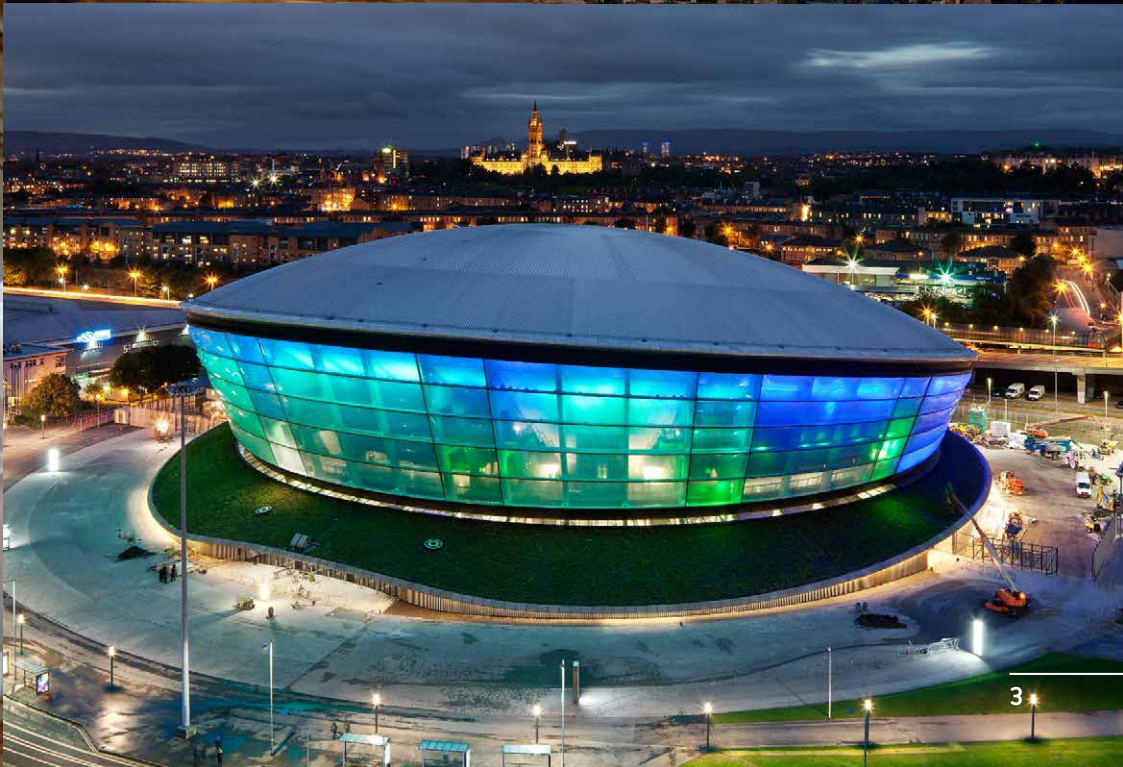
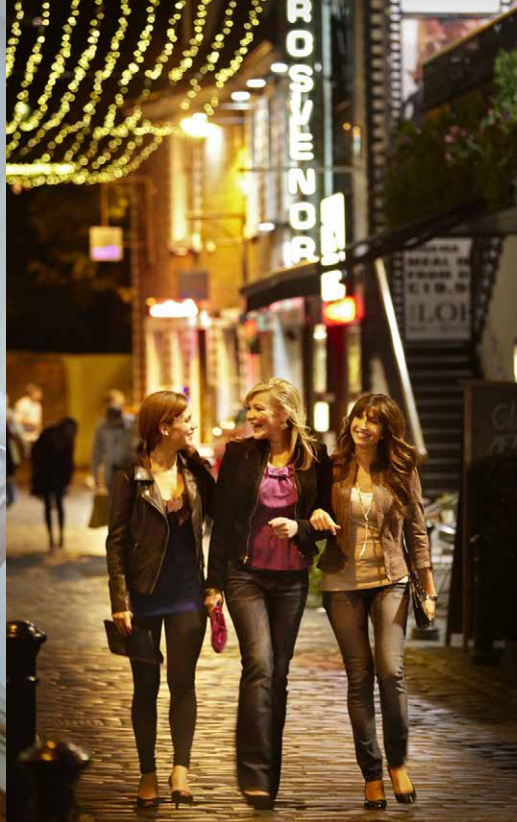
This prestigious new build situated adjacent to Junction 2 of the M74, benefits from unrivalled connectivity to Glasgow City Centre and Rutherglen Town Centre's local amenities.

Linking you to Glasgow

SCOTLAND'S LARGEST CITY

Undoubtedly one of Europe's finest and most exciting cities, Glasgow is vibrant and cosmopolitan. It is Scotland's largest commercial hub offering all those who live and work in the surrounding areas access to an outstanding array of restaurants, theatres, shops, bars, sports centres, arenas, gyms, schools, universities, public parks and many other facilities. Trains are frequent and direct from Rutherglen to Glasgow, with just 6 minutes journey time.





The right links

One Rutherglen Links is in the ideal location for superb connectivity.



Rail

3 minutes walk to Rutherglen Station;
6 minutes to Glasgow Argyle St;
9 minutes to Glasgow Central with
onward connections across Scotland
and UK-wide.



Road

National Motorway Network within
3 minutes, adjacent to Junction 2 of
the M74. Glasgow City Centre in under
15 minutes. Excellent private parking
provision.



Bus

Regular services from main streets
nearby to Glasgow City Centre and
many local connections.



Air

M74 connects to the Central Scotland
motorway network making Glasgow,
Prestwick and Edinburgh airports very
accessible. Drive time to Glasgow
Airport is approximately 15 minutes.



Cycle

Cycle parking on site. Easy access to
National Cycle Route. Showers and
locker room facilities available.





Rutherglen, the place to do business

An excellent array of established local facilities and services is all within easy walking distance of One Rutherglen Links. Shops, a wide range of banks, petrol stations, cafés and supermarkets are nearby for popping out at lunchtime or doing an after-work shop. The historic Main Street is charming and provides an up to date retail offering including well known brand names, plus theatre, pubs, library and post office. Cuningar Forest Park is within 12 minutes walking distance and South Lanarkshire Lifestyle Eastfield and the Emirates Arena are within a 5 minute drive.

It's also easy to walk across to the side entrance of Rutherglen Station and hop on a train to Glasgow City Centre, all within 10 minutes.





Linking you into lower running costs

IMPRESSIVE LOW ENERGY SPACE

Every aspect of One Rutherglen Links, from building shape and choice of materials to key energy-saving facilities is designed to reduce carbon emissions resulting in a 51% improvement over a standard office design.* Early simulated tests indicate the building's regulated energy consumption could be halved from that of an unregulated building of the same size. Ultimately, savings depend on the energy tariffs secured by the individual tenant but tests show that while you work in the building, the building is working for you. The building fabric is designed to reduce heat loss considerably and heat recovered from the external environment delivers an efficient hot water supply.

- **BREEAM Excellent Rating**
- **EPC Rating 'A'**
- **400 Lux lighting designed to LG7 standards**
- **High performance fixed double glazing with solar control**
- **Ventilation system designed to be highly effective and energy efficient, providing 20W/m² of free cooling for over 77% of the year**

*Figures based on the National Calculation Methodology (NCM) for building regulations compliance





One: a singularly special landmark building

“SPIE has settled in well in this new integrated office environment which reflects the high standards of our business. The quality of the accommodation, its proximity to the national motorway network and public transport facilities have all proven to be key factors for our staff.”

WILL SMITH, SPIE UK, MANAGING DIRECTOR
MULTI TECHNICAL SERVICES SCOTLAND
WWW.SPIEUK.COM





ACCOMMODATION

Net Internal Areas

FLOOR	SQM	SQ FT
Third Floor	Now let to SPIE	
Second Floor	Now let to SPIE	
First Floor	828.5	8,918
Ground Floor Unit 1	463.6	4,990
Ground Floor Unit 2	171.2	1,843
TOTAL	1,463.3	15,751



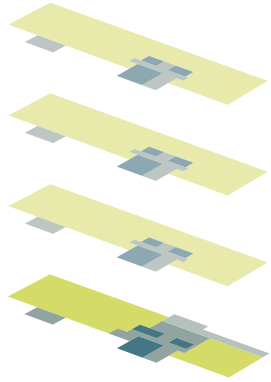
ENERGY EFFICIENT

- BREEAM Excellent Rating
- EPC rating 'A'
- In-built free cooling with heat loss/heat gain efficiency features



PARKING

- Private car parking spaces, including visitor parking available at a ratio of 1:350 sq ft
- 6 accessible spaces located within 45m of the main entrance
- Cycle parking on site



SHOWER

MALE, FEMALE & ACCESSIBLE WC

TEA/COFFEE - SERVICES INSTALLED FOR
TWO PREPARATION POINTS

LOCKERS

POWERED DOOR ENTRY

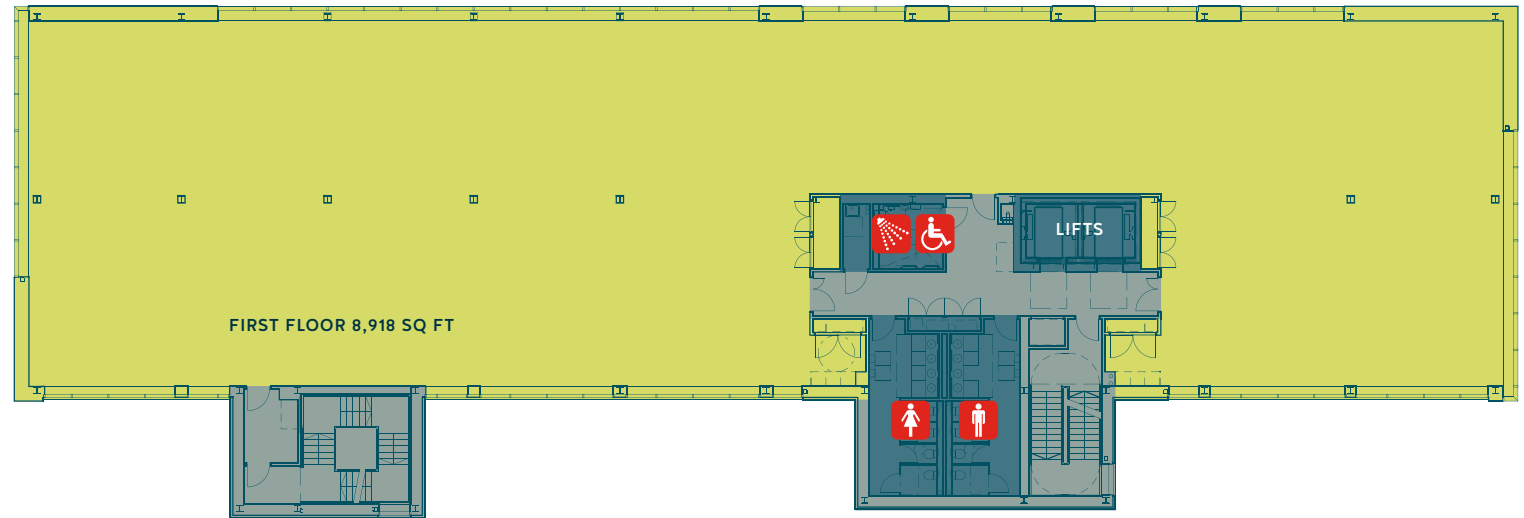
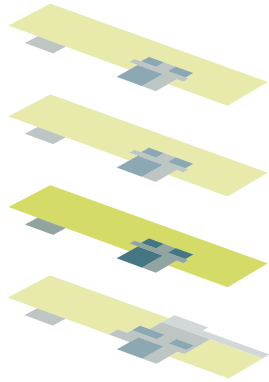
LIFTS TO ALL FLOORS

GROUND FLOOR

The spacious, light entrance lobby welcomes staff and visitors into a high quality reception area with bespoke Corian reception desk and integrated security system. This space gives direct access to the central lifts and main staircase of this new 4-storey building. Male, female and accessible toilets and also shower facilities are located next to reception.

Private parking is provided immediately adjacent to the building.

Controlled fob access on each floor throughout the building.



SHOWER

MALE, FEMALE & ACCESSIBLE WC

TYPICAL LAYOUT OF UPPER FLOORS

The 1st floor benefits from dedicated toilets, shower facilities and lifts. The open plan office space maximises commercial opportunity by providing easy, flexible desk and workstation layout options.

The high design standards and quality finishes throughout make it an easy move for a company to install and settle quickly. As you would expect, raised access floors, contemporary lighting and ventilation are already in place.

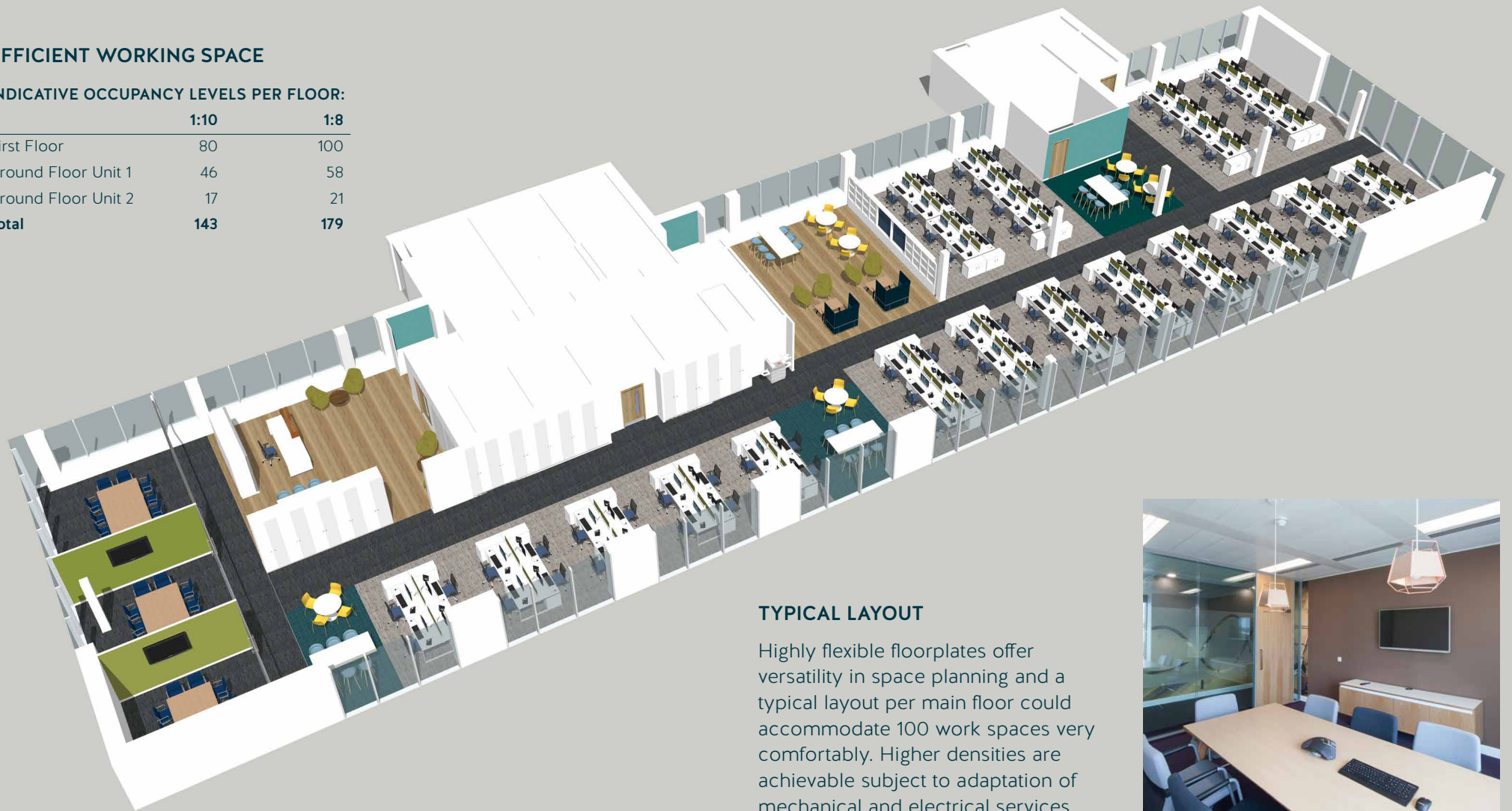
The ventilation system utilises a heat recovery process and is designed to provide useful free-cooling as part of the energy strategy. This limits heat loss and heat gain, which in turn assists in reducing running costs.

Controlled fob access in place throughout the building.

EFFICIENT WORKING SPACE

INDICATIVE OCCUPANCY LEVELS PER FLOOR:

	1:10	1:8
First Floor	80	100
Ground Floor Unit 1	46	58
Ground Floor Unit 2	17	21
Total	143	179



Indicative layout based on
one person per 8 sqm occupancy

TYPICAL LAYOUT

Highly flexible floorplates offer versatility in space planning and a typical layout per main floor could accommodate 100 work spaces very comfortably. Higher densities are achievable subject to adaptation of mechanical and electrical services within specified guidelines.



“Police Scotland moved more than 1,100 employees to a new office building in the Clyde Gateway area in 2015. It is a contemporary and high quality development – perfect for modern technology and communications. The excellent motorway and road system provides fast, easy access to all parts of Scotland.”

NEIL RICHARDSON OBE QPM, DEPUTY CHIEF CONSTABLE FOR POLICE SCOTLAND



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SPECIFICATION

- **Flexible space up to 1,463.3 sqm (15,751 sq ft) Net Internal Area**
- **Open plan**
- **Minimum column intervention**
- **Raised access floors**
- **High quality servicing, lighting and ventilation in accordance with CIBSE guidelines and lighting to LG7 standards (details below)**

The building provides open plan office floor plates with fire escape staircases and riser ducts. Each floor can be subdivided with each part having independent access to the central lift lobby and toilet facilities by a security fob system.

The structure is fire protected structural steel supported on in-situ concrete piles with concrete composite floors. Roof areas comprise concrete composite decks and a standing seam roof.

Distribution of services within the building is provided from mechanical and electrical plant rooms and extends via vertical internal risers at the building core. Mechanical and electrical plant is accommodated at ground floor and roof levels.

Externally, site work within the Rutherglen Links boundary includes high quality landscape design featuring natural stone paving. The 111 car parking

bays are all numbered and surfaced in permeable block paving in a herringbone pattern as part of the SUDS strategy for the site. There is a secure compound for refuse collection.

OCCUPANCY STANDARDS

The building's inherent flexibility can cater for a range of occupancy levels however at a density of 1 person per 8 m², the ventilation system can provide 12 litres per second per person – this meets the most onerous BCO requirement.

Plant space is available at ground floor and roof level for tenants' additional requirements. Stand-by generators could be located in the car park, and possibly at high level to preserve the car parking provision.

BUILDING STRUCTURE

Substructure: Piled foundation along with reinforced concrete pile caps and ground beams.

Superstructure: Steel framed structure, incorporating composite concrete and metal deck floors 150mm thick with a layer of mesh reinforcement.

Loading Criteria: the design of the structural elements is in accordance with the British Standards, Codes of Practice and Building Regulations including:

- BS 6187 Demolitions
- BS 648 Schedule of Weights of Building Materials
- BS 6399 Imposed Loads and Wind Loads

- BS 8110 Structural Concrete Design
- BS 5950 Structural Steelwork Design
- BS 5628 Structural Masonry Design
- BS 8002 Design of Earth Retaining Structures

Uniform Loads

- Raised floor 0.5 kN/m²
- Suspended services 0.15 kN/m²
- Suspended ceiling 0.1 kN/m²
- Screed 1.2 kN/m²
- Roof Finishes 2.4 kN/m²

Offices 4 kN/m² + 1 kN/m² (partitions)

- Plant rooms 7.5 kN/m²
- Stairs/Landings 4 kN/m²

EXTERNAL FINISHES

Exterior Walls

Material facing the public realm: the large vertical panel pattern of sandstone-coloured Fibre C Rainscreen cladding (bonded Fibre C) is used to create a stone-like appearance similar to that

of the blonde sandstone used in the surrounding areas. Corners to the large box created by the cladding have a birds-mouth detail to create finer corners that define the building edges.

'Blue' and 'heritage red' facing brick defines the south facing elevation to the building. The brick is used in larger quantities on this side of the building. The heritage red is a high quality brick and has a natural finish without appearing too rustic. The variety of finishes creates a textured facade, complementing the more pristine main cladding. The red brick makes reference to the red sandstone on many of the Victorian buildings in the area.

Glazing

High performance fixed double glazed pressure equalised, thermally isolated aluminium curtain walling with floor-to-ceiling solar control argon filled units to vision areas. Double glazed and insulated spandrel panels, and cladding-faced insulated units to frame and floor edges.

Roofs

PermaQuik Roof System, with inverted rigid insulation protected by precast concrete slabs and pebble ballast.

Main Entrance Door

Entrances / External Doors consist of a Boon Edam Crystal Tourniket revolving door and a powered outward opening single leaf side door with internal barrier matting. The powered doors can be controlled internally from reception and all suites and for visitors externally via an access control post. Doors fail-safe





to open in the direction of escape on activation of the fire alarm system and all doors have stainless steel fittings.

INTERNAL FINISHES

The main ground level entrance comprises slip resistant porcelain tiles with barrier matting to the entrance lobby and reception. Internal solid core doors and joinery are of American Black Walnut. High quality bespoke Corian reception desk and built-in storage furniture installed in reception space.

Lifts

The building is served by two ThyssenKrupp 1000kg, 1m/s thirteen person stainless steel passenger lifts which are lined with toughened glass mirrors on one side and full height control and indicator panel of polished stainless steel with backlighting.

Main Staircase

Prefabricated steel staircase with concrete screeded supporting treads

and landings. Balustrades of steel rod with stainless steel handrails on both sides. Carpeted throughout.

Toilets

Full height cubicle partitions and doors (Grant Westfield Cubicles) and slip resistant porcelain floor tiles. Bespoke freestanding vanity units with washbasins, taps and high quality accessories fitted throughout.

OFFICE AREAS

Raised Floors

Steel-faced 150mm Kingspan raised access floor.

Suspended Ceilings

300mm x 1200mm perforated ppc coated steel lay-in grid system set in flat surrounding perimeter margins of 12mm flush jointed plasterboard to main elevations with curtain walling.

Lighting

400 Lux with good uniformity ratio by fully recessed high frequency modular luminaires in all open plan areas designed in accordance with BCO and with LG7.

Passive Design

From the outset, the building's design has incorporated a number of passive design features, which moderate the external environment whilst minimising the reliance on the building services installations. Free-cooling, restricting heat loss and heat gain are all key central design features and are reflected in the building's form and fabric.

General Ventilation

Fresh air is delivered via packaged Air Handling Units (AHUs), incorporating filtration, highly efficient heat-recovery for minimisation of energy, as well as mechanical heating and cooling coils. The units are mounted on the roof and serve all tenanted spaces. Ductwork runs vertically within central risers, serving each level as required. All ductwork is attenuated from the central AHUs.

Electrical

Power outlets for general cleaning are individual flush mounted socket outlets. Cleaning sockets are spaced to ensure all areas can be accessed with a maximum flex length of 13 metres. Local



power supplies provided to all HVAC plant including ceiling mounted units.

Electricity

An LV switch-room at ground floor level houses the Landlords switchboard and metering. The switch-room is sized to accommodate separate metering of

each tenant, based upon the potential of two tenants per floor.

Power Distribution

Power supply capacity is in line with BCO 2009 requirements, at 25 Watts/sqm across the net area. Each tenant is provided with a dedicated utility meter supply.

Telecoms

There are duct systems for telecoms/fibre from the site boundary to the plant room within the building with space allocated for future requirements.

CCTV System

Internal and external mounted CCTV cameras are provided within the site constraints and building core.

Controlled Access

Fob controlled access to all areas on every floor of the building is available. Parking barrier with fob access and direct intercom link to each unit.

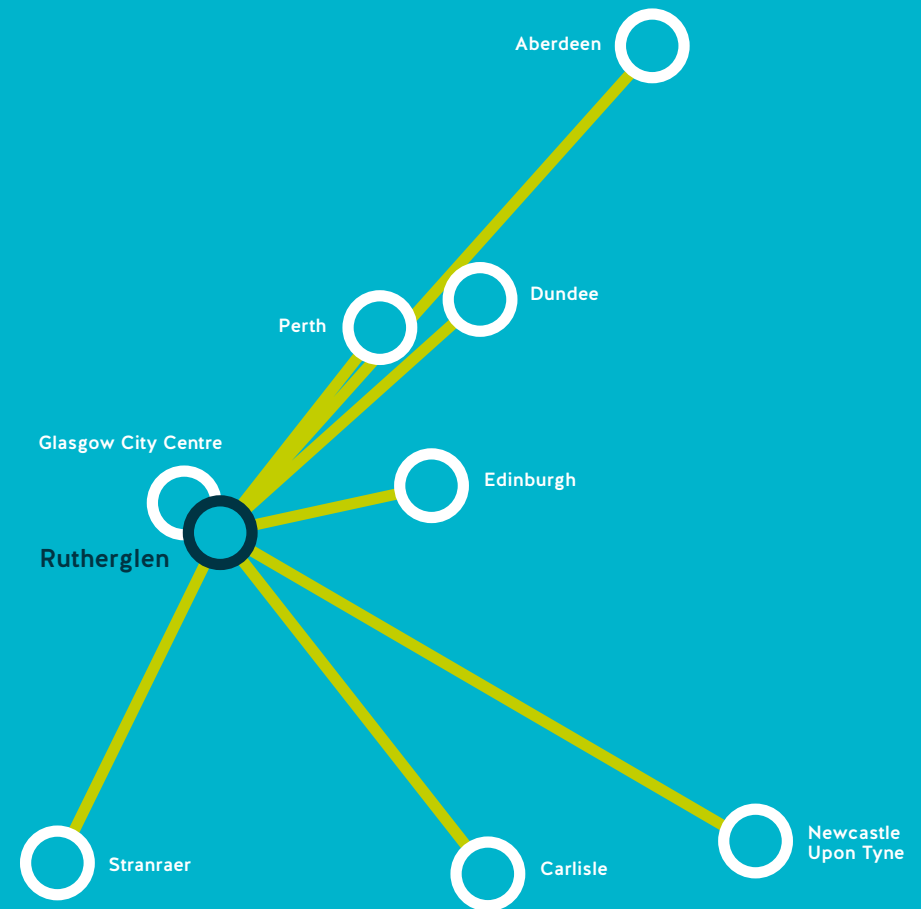
Building Management Control

The space conditioning system is provided with its own self-contained control system, fully linked to a front end PC. All other mechanical plant items are linked to a central Building Management Control Panel, which is linked to a remote keypad located at reception.

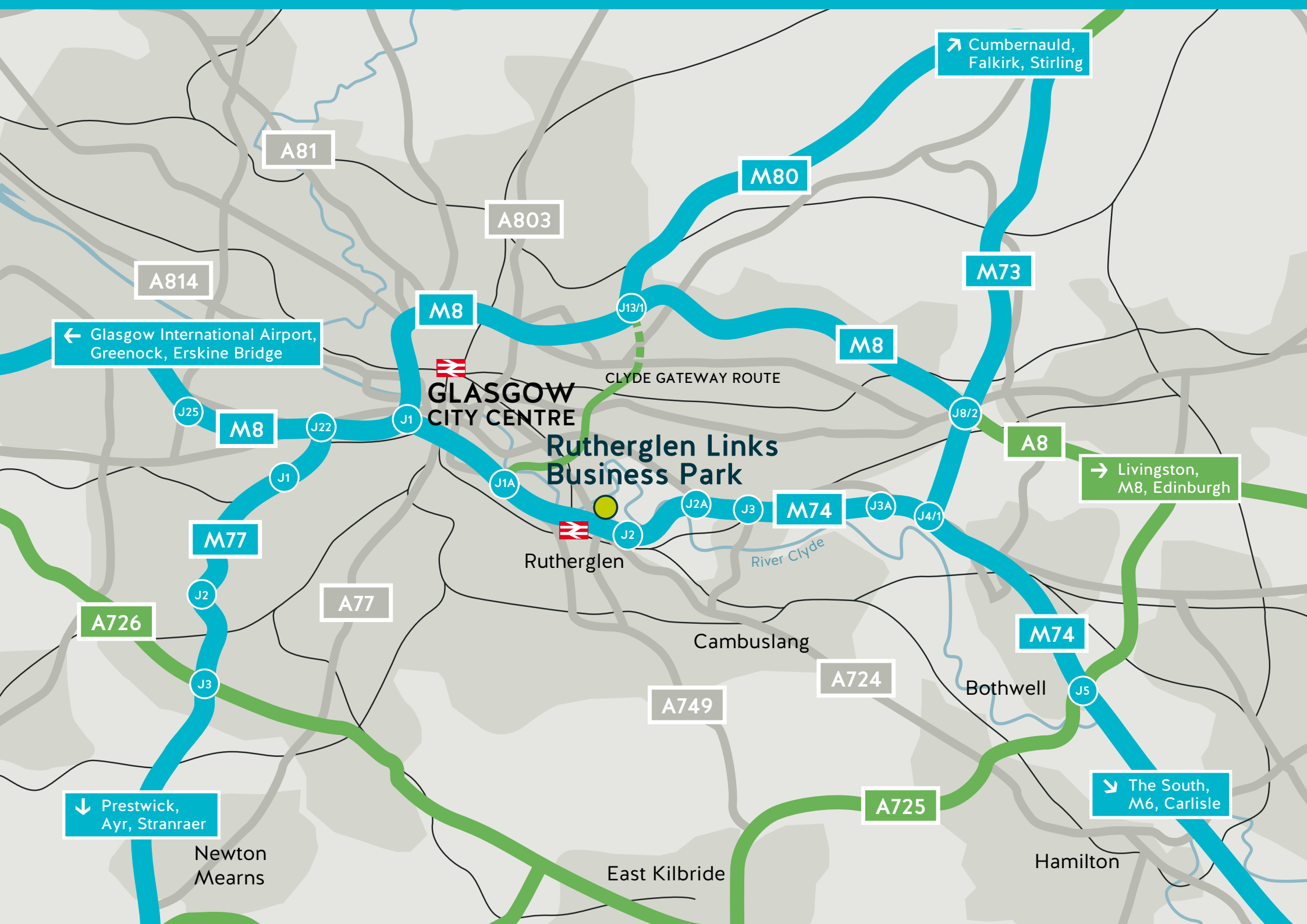
Rutherglen Links with Scotland

Scotland has a population of 5.2 million with the highest density of people living and working within the West-East band known as the Central Belt: the commercial heartland of the country, connected by motorways which extend and link to the motorway network Scotland-wide. Rutherglen is a comfortable 1-hour drive from Edinburgh, Scotland's capital, and just 15 minutes drive time from Glasgow City Centre or within 6 minutes by train.

Glasgow is Scotland's largest city and its strongest commercial hub. The third largest city in the UK, it has a population of 600,000, a workforce of over 1 million and a catchment area of more than 2 million. In addition, the city welcomes approximately 1.5 million tourists each year, a number that continues to grow steadily.



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Link up with us and make it happen

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www.rutherglenlinks.com

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**To find out more about One Rutherglen Links
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