



ONLYX

215 Bothwell Street
Glasgow / G2 7ED



A Smiling Start

ONYX



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A warm welcome awaits both you and your visitors when you step through the doors at ONYX. From the manned concierge to the cutting edge architecture this is a building that oozes quality and delivers a wealth of considered design features.

Breathing Space



On-site Café



On-site Concierge



1GB Fibre & Wifi



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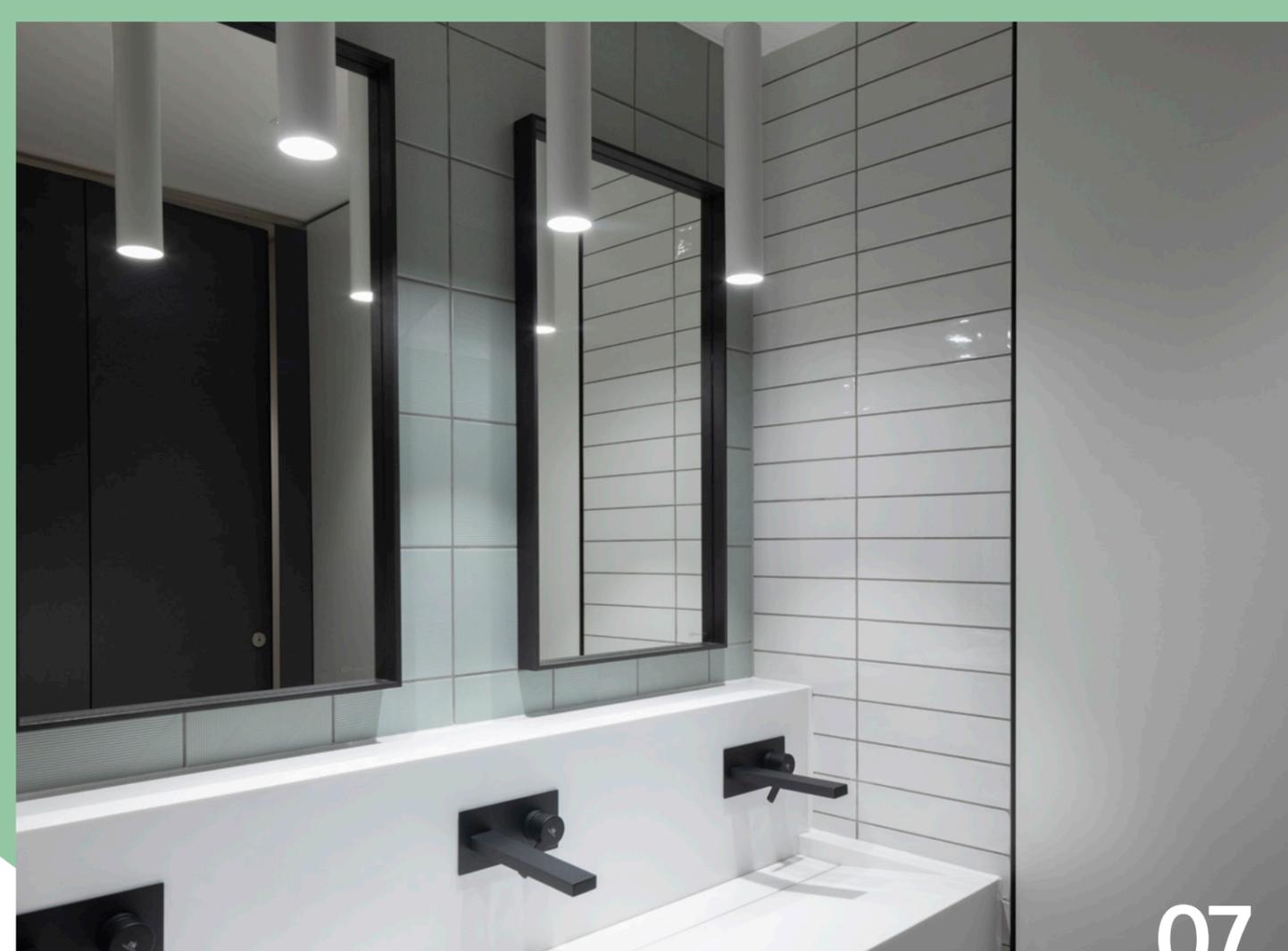
Everyone needs a place where they can relax, grab a coffee and a bite to eat and clear their head. Our on-site café offers the perfect spot for all of the above and the ideal place to socialise or gather for an informal get together to exchange thoughts and ideas. So when you need a break it's great to know that you don't even need to leave the building.

ONLY X

Good & Well

Acknowledging the fact that wellbeing has a huge impact on improving productivity ONYX has been designed with health and wellbeing to the fore.

ONYX



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The world has changed and nowhere more so than when it comes to commuting to work. Nowadays your team is likely to arrive at the office by bike or on foot so outstanding facilities for cyclists and joggers are a must. In this regard our offer is second to none with everything easily accessed in our basement floor.

Provisions for cyclists and runners include:



100 Cycle Racks



Male & Female Showers



Drying room



Changing Rooms
(with hair dryers, straighteners & towels)



Bike Repair Station



Arriving in 2020 following a transformational refurbishment, ONYX will provide 59,170 sq ft of inspiring, contemporary workspace.



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ONYX

A Black Gem

From Above

Centrally located amongst a thriving business community ONYX is surrounded by an impressive array of neighbouring occupiers and a treasure trove of superb amenities.



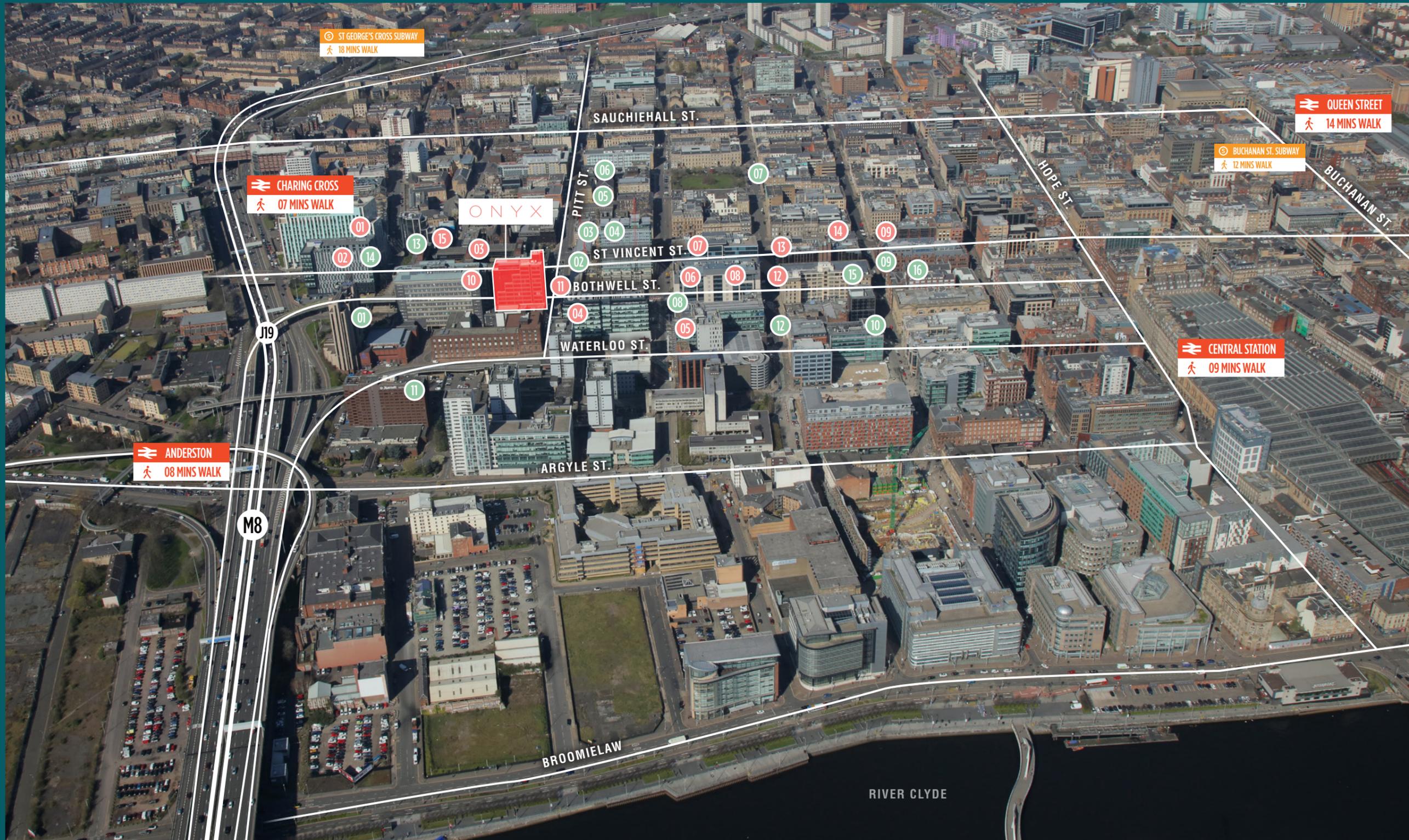
Neighbouring Occupiers

01. Scottish Power
02. KPMG
03. Santander
04. Morgan Stanley
05. Sedgwick International UK
06. PwC
07. Barclays Bank
08. JP Morgan
09. Skyscanner
10. BT
11. Clydesdale Bank
12. Jacobs
13. Student Loans Company
14. Smith & Williamsons
15. Cisco Systems



Local Amenities

01. The Hilton Hotel
02. The Gym
03. Primal Roast
04. King Tut's Wah Wah Hut
05. Malmison Hotel
06. Dakota Hotel
07. Kimpton Blythswood Sq. Hotel
08. Tinderbox
09. Costa Coffee
10. Operetta Café
11. Marriot Hotel
12. Indigo Hotel
13. Cafe Nero
14. Coffee Republic
15. Philpotts
16. Pret a Manger



Space Matters



O N Y X

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Our highly flexible virtually column free bright floor plates allow you to calibrate your space to specifically suit the needs of your business and to easily reconfigure your space to respond to changing market conditions.

Fully refurbished floors from 5,729 - 6,793 sq ft

-  New entrance and reception
-  4 x high speed passenger lifts
-  New VRF air conditioning
-  Suspended ceiling with LED lighting
-  Raised access flooring
-  Male, female & accessible WCs on each floor
-  Dedicated wellness basement level
-  EPC Rating: X

Make it Yours

O N Y X

With no restrictions on layout, the floors can be efficiently adapted to a diverse range of bespoke requirements where interesting spaces can be created that can evolve as needs change.

9th Floor	5,729 sq ft
8th Floor	6,169 sq ft
7th Floor	6,169 sq ft
6th Floor	5,995 sq ft*
5th Floor	6,793 sq ft
4th Floor	6,793 sq ft
3rd Floor	6,793 sq ft
2nd Floor	6,288 sq ft
1st Floor	6,288 sq ft
Ground Floor	2,153 sq ft
TOTAL	59,170 sq ft

15 car spaces

*split into 4 suites

Space Plan 1

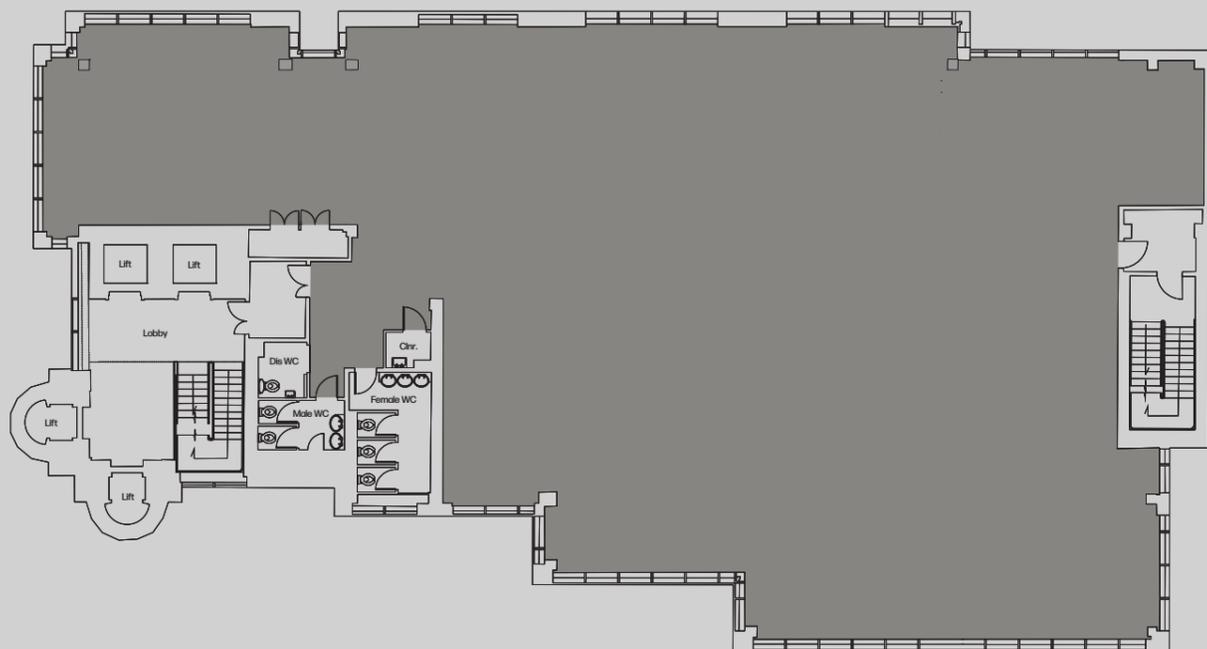


NIA: 575 sq m / 6,190 sq ft
1 person per 6.40 sq m

- 1x 10 person meeting room
- 1x 6 person meeting room
- 1x 4 person meeting room
- 2x 3 person meeting room
- 90x Workstations (1,400 x 700)

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Typical Plan



Space Plan 2



NIA: 575 sq m / 6,190 sq ft
1 person per 9.6 sq m

- 1x 12 person meeting room
- 1x 8 person meeting room
- 1x 6 person meeting room
- 60x Workstations (1,600 x 800)



let ready

ONYX
STUDIOS



For those who need to get up and running as quickly as possible ONYX Studios offers the perfect solution. Contemporary space featuring stylish furniture, access to meeting rooms, breakout areas and super fast broadband allows you to get underway with ease. Perfect for start-ups and early stage companies our Studios option provides organisations with the flexibility to grow as their business evolves.



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Fully fitted out and furnished flexible space from 14 - 30 desks on Ground & 6th floors

Telling the Carbon Story of a Refurbishment

By prioritising the refurbishment of buildings, wherever possible (relative to complete replacement), we are significantly reducing our use of raw materials and the embodied carbon. We seek to upgrade old equipment and include innovative technologies to help us drive improvements in our energy efficiency and thus reduce the energy consumption and carbon footprint of our properties.

Furthermore, during refurbishments and fit outs, tenants are provided with detailed guides to encourage good waste management and cleaning practices to minimise their environmental impacts.



Embodied Carbon

Embodied carbon in both the building materials and the construction accounts for a significant proportion of the overall lifetime carbon footprint of a building. By prioritising the refurbishment of buildings wherever possible, we are limiting the embodied carbon emissions that would have been generated through demolition and the production and transportation of new construction materials.



Operational Carbon

Reducing the day to day carbon emissions of our buildings is an important goal for CEG. The upgrade and refurbishment of our current estate also enables increased operational efficiency (i.e. reduced energy demand), which provides a further carbon emissions reduction.



Future Proofing

Continual improvements in technology are an increasingly important part of the dynamic world we live in. During our refurbishments we look to incorporate the latest technologies. We also see our refurbishments as an opportunity to collaborate with occupiers on sustainable fitouts both now and in the future.

Going the Extra Green Mile

We are continuing to improve the green credentials of our buildings through a number of national initiatives. We believe small changes everyday make a big difference over time. We see our tenants as partners in our journey to make the built environment a more sustainable place.



Operational Improvements

Green Electricity

CEG have moved to a 100% renewable electricity tariff in order to minimise our environmental impact and encourage the renewable sector.



Behavioural Initiatives

Green Travel

Reducing our tenants daily travel footprint is an important part of our refurbishment strategy. We provide free bike hire in several of our employment sites, as well as enhanced bike storage and shower facilities in most sites. This helps to encourage cycling to work. Each cycle rack and shower facility has the ability to reduce hundreds of car miles per year.

Waste Management

Waste management is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible. 67% recycling rate achieved at present.

Green People

An important part of our landlord funded events calendar is our sustainability series. We believe every tenant is an ambassador of our building, we're invested in supporting small changes at work and home to support a better environment.



ONYX

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Developer:

ceg:

Never one to follow the pack, CEG leads by doing things its own way. Whether managing the investment in workspaces, land or homes, CEG has a history of delivery in long-term returns by helping create the places where people want to live and work.

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