

To Let

Glasgow Queen Street Station

Catering and retail opportunities



**station
spaces**



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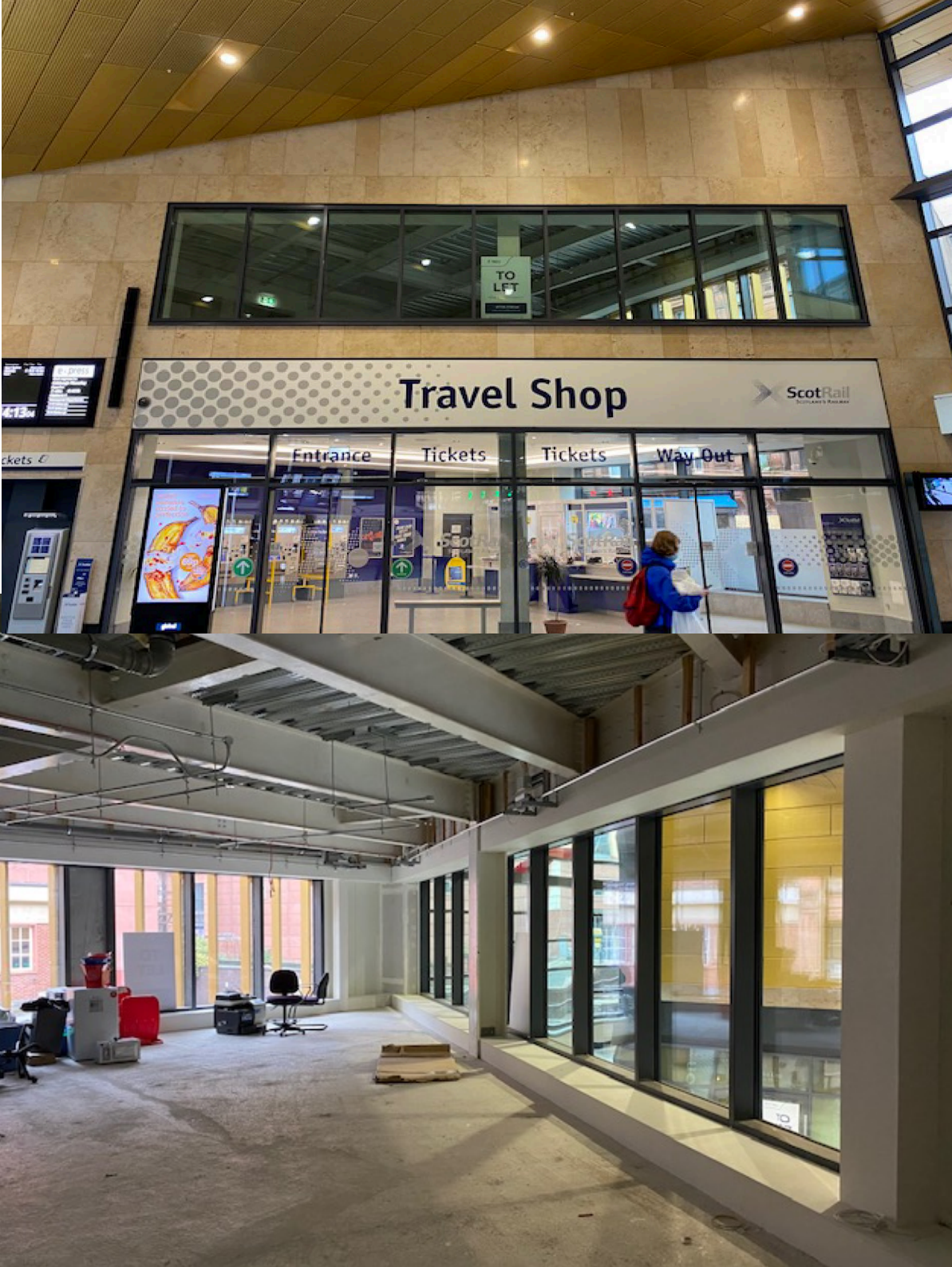
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Introduction

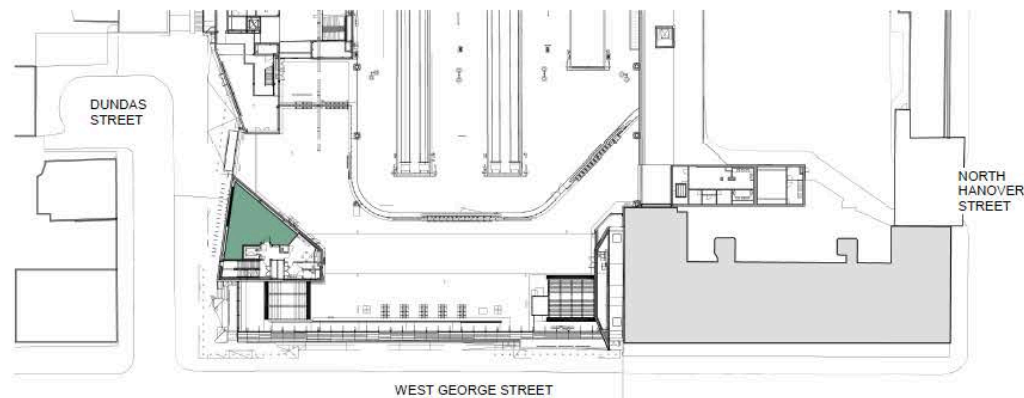
Glasgow Queen Street is a modern and fully accessible transport hub at Glasgow's gateway to Scotland. Glasgow Queen Street is located between George Street to the south and Cathedral Street Bridge to the north and is at the northern end of Queen Street adjacent to George Square, Glasgow's major civic square. It is also a short walk from Buchanan Street, Glasgow's main shopping district. The new £750M Redeveloped Station - provides outstanding retail or catering opportunities, facing directly onto the new contemporary station concourse.



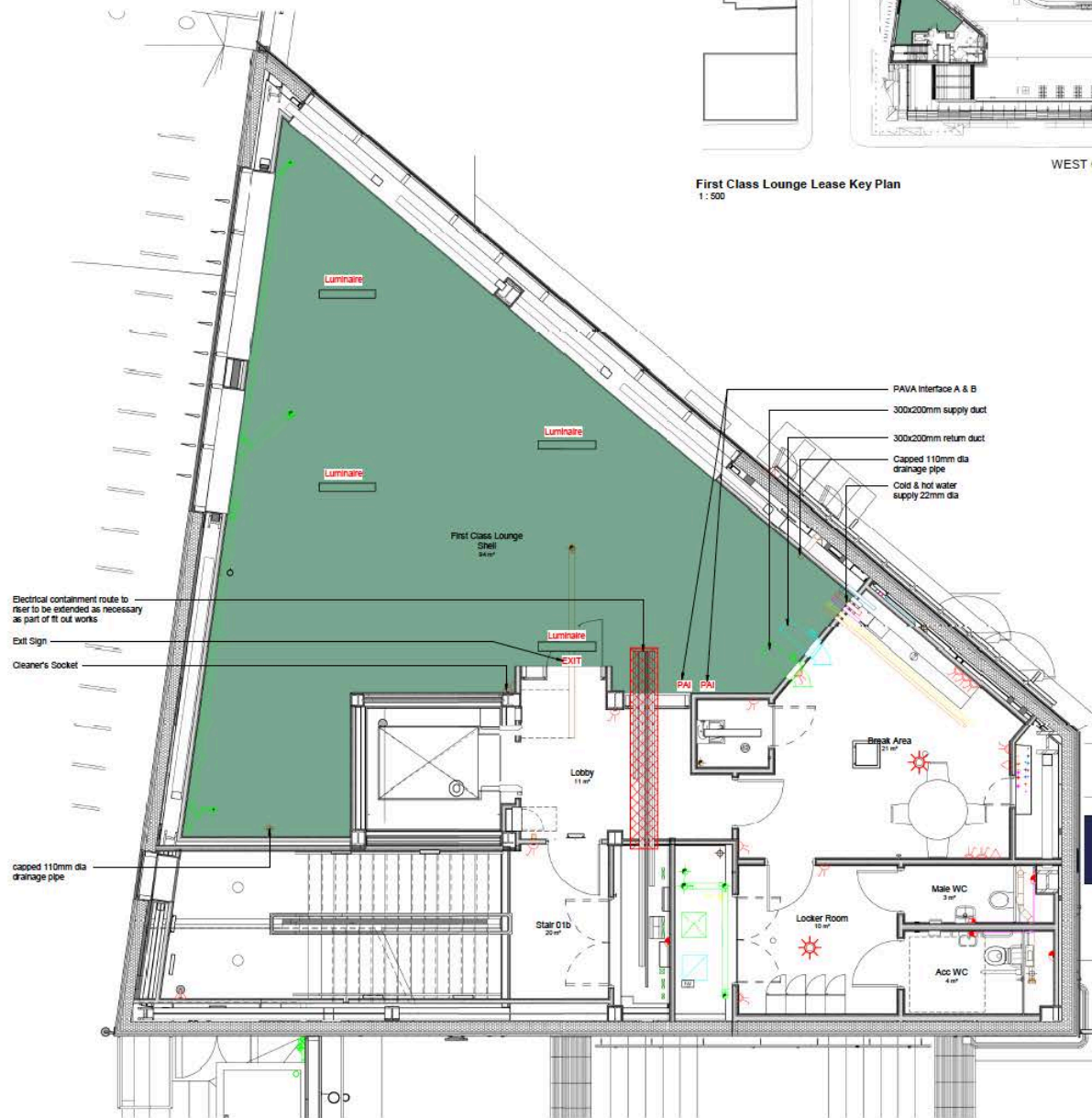
The redeveloped station provides a modern and fully accessible transport hub at Glasgow's gateway to Scotland. RU07 benefits from the following :-

- Exclusive First Floor Location overlooking main Station Concourse.
- Secure Door Entry System. (Shared Access with Scotrail). Further information provided.
- DDA Lift to First Floor
- Unit RU07 has an area of Approx. 1,011 Sq Ft with associated storage. Unit is ready to fit out to tenant's specification.





First Class Lounge Lease Key Plan
1 : 500



First Class Lounge Lease Plan
1:50

First Class Lounge Services Provision

Electrical

Electrical
The tenant will be required to connect their electrical services to the local distribution board G08/T01/D1 in the riser on the same floor. The distribution board has 111no. spare single phase ways for lighting circuits and 20no. spare single phase ways for power circuits. The tenant will be required to route their cables to the unit and install them. Any external mechanical equipment installed as part of the fitout shall be supplied from G08/T02/D1.

Miscellaneous: The unit is fitted out with a cleaners socket, lighting and a maintained illuminated emergency exit sign above the door.

Water

Water
Cold Water Supply capacity: 0.4 l/s (maximum)
22mm diameter incoming pipe with isolation valve.
Hot Water Supply capacity: 0.4 l/s (maximum)
22mm diameter incoming and return pipe with isolation valve.
Meter location: To be confirmed by the Contractor
Tenants Connection Point: Isolation valve within the unit demarcation

Telecomms

Cable tray route from basement to retail unit is available.

Fire Alarm

Fire Alarm
The tenant will be required to install a fire alarm system onto the landlords system using the Network Rail nominated contractor.

Heating / Cooling / Ventilation

The unit is provided with capped supply and return air ducts for ventilation.
Supply (300x200): 192l/s
Return (330x200): 136l/s
No heating or cooling is provided.
If required the tenant shall install their own plant equipment. Space is available on the roof to facilitate the installation of plant and equipment. Condensate for outdoor units to be removed to sewer by the tenant's installer. All plant equipment to be agreed with Network Rail before installation work commences. For power supplies to any external mechanical plant refer to Electrical section above.

Drainage

Drainage
2 No. capped 110dia drainage pipes within demise. Pipes to be provided with AAVs as required. Refer to drawing for location.

C01	17.03.20	First Issue	JH	HL	
Rev	Date	Description	DRW	CHK	A
Status		FOR CONSTRUCTION			

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Client



Contractor	Architect
ARUP	IDP Architects LLP

Project Title	EGIP19 - Queen Street Station GRIP 5
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Drawing Title

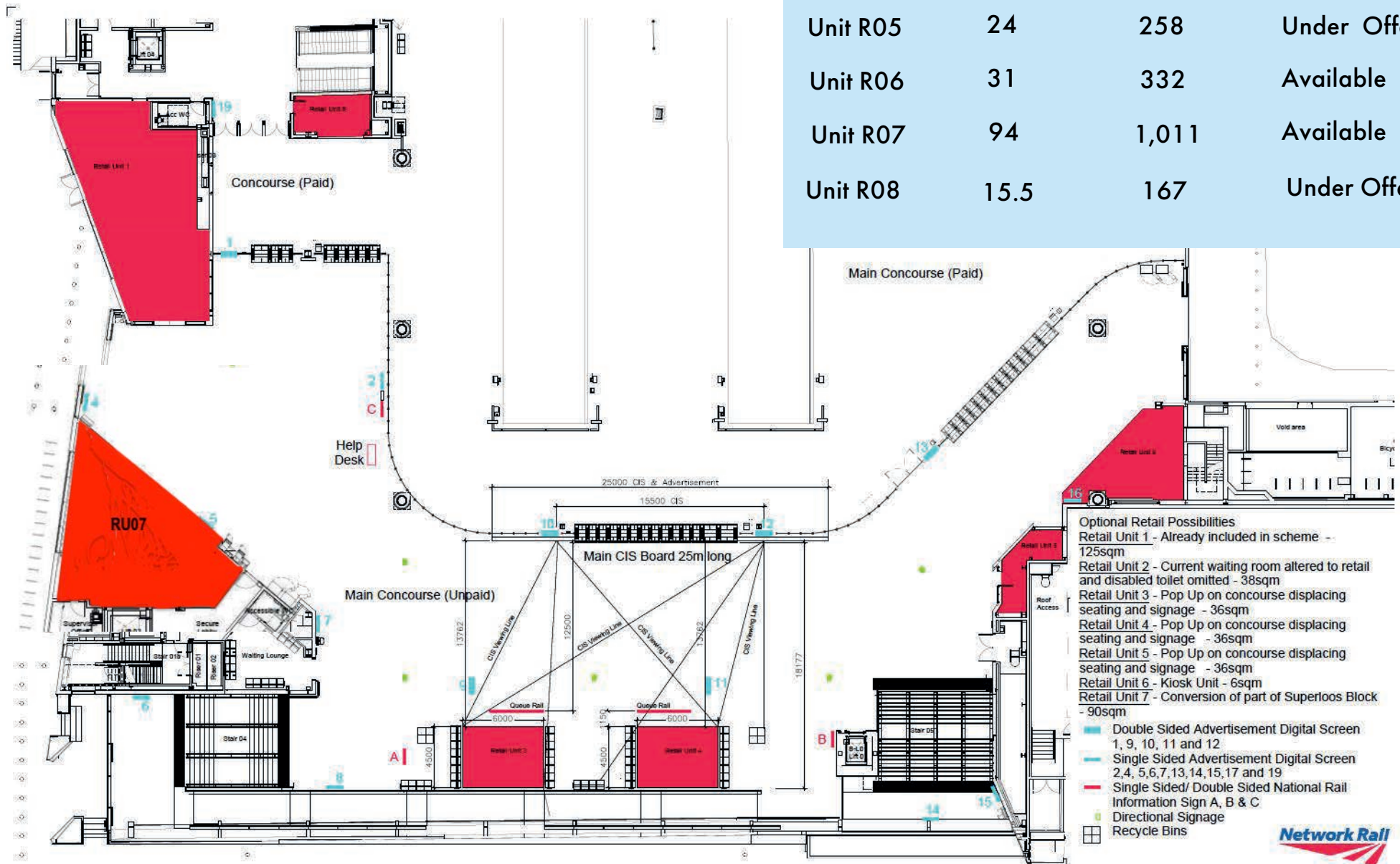
**Tenant Lease Plan - First Class
Lounge**

Drawn by	Name JH	Sig JH	Date 17.03.25
Checked By	Name HL	Sig HL	Date 17.03.25
Approved By	Name GB	Sig GB	Date 17.03.25
Scale	As Indicated	UOM	From To
Map Grid	ELR EGM1	Route Section	Sheet of
Network Rail Drawing Number	EGIP19-ARP-DRG-EAR-805109		

Unit R07

Glasgow Queen Street Station unit details

Unit	Sq. m	Sq. ft	Status
Unit R01	125	1,345	Now Let
Unit R05	24	258	Under Offer
Unit R06	31	332	Available
Unit R07	94	1,011	Available
Unit R08	15.5	167	Under Offer



Retail Pods 3 and 4 are shown indicatively at the request of Scotrail.
There are significant technical and architectural challenges with these units.

THE FACTS THAT MAKE GLASGOW QUEEN STREET PERFECT FOR RETAILERS

As this selection of statistics shows, Glasgow is prospering and this is feeding through to the retail industry.

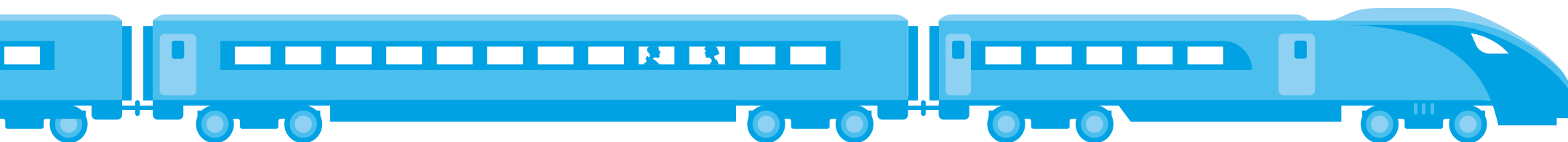
No.1 UK retail destination (Outside of London's West End)

Glasgow Queen Street

Glasgow Queen Street is the third busiest station in Scotland measured by entrances and exits of passengers.

16.686m
rail passengers per annum

A DD\$" #+! \$"



- £1 billion annual spend by 20 million day visitors
- £4.2 billion annual retail spend - 2nd highest in the UK



- **185,000 students from over 140 countries**
- 6 higher education institutions
- 6 super colleges
- UK's best convention bureau 12 years running

- Significant & sustained Retail Development & Investment
- Cosmopolitan and vibrant food and drink scene
- The SSE Hydro - **Best Performing Venue in the World** - (15,000 capacity)
- 46% of population educated to degree level
- **Over £16 billion capital investment** since 2011 Queen Street Station - £750 million improvement programme



ACCOMMODATION

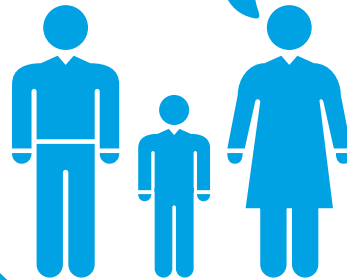
24%

CATERING
31%

OTHER
25%

RETAIL
20%

shopping, eating
and sleeping



Tourism spend breakdown

Total tourism related expenditure:
£774,000,000

Total number of visitors:
2,500,000

(Glasgow Tourism
& Visitor Plan 2019)

1,849,376
EXPECTED POPULATION IN GREATER
GLASGOW BY THE YEAR 2035

(World Population Review)

Glasgow was named one of
the 'top 5 cities for food and
drink in the UK' by Which?
thanks to its ever-evolving
food & drink scene

(WHICH 2021)

2021/35

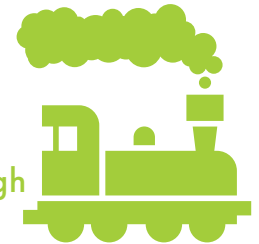
10%
population increase



15
minutes
to Glasgow
Airport



60
minutes
to Edinburgh
by train



Glasgow is Scotland's largest City & main transport hub. It is a powerhouse of the Scottish Economy and is the 4th largest city in the UK. Glasgow has a diverse, resilient and growing economy. Glasgow Queen Street Station has recently undergone a £750 million improvement programme.

Greater Glasgow's 2021 Population

is now estimated at 1,680,669. By 2035 the population is forecast to be approx. 1,849,376 An increase of approx. 168,707





**For further details relating to
this opportunity, please contact:**

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spaces**

