

# To Let

## Glasgow Queen Street Station

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Catering and retail opportunities

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**station  
spaces**



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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.**

- A contemporary building both internally and externally.
- An expanded concourse
- Improved, fully accessible, entrances on Dundas Street and George Square.
- New station facilities including accessible toilets, lost property and ticket office as well as space for retail.
- Extended platforms to accommodate longer trains of up to eight carriages.

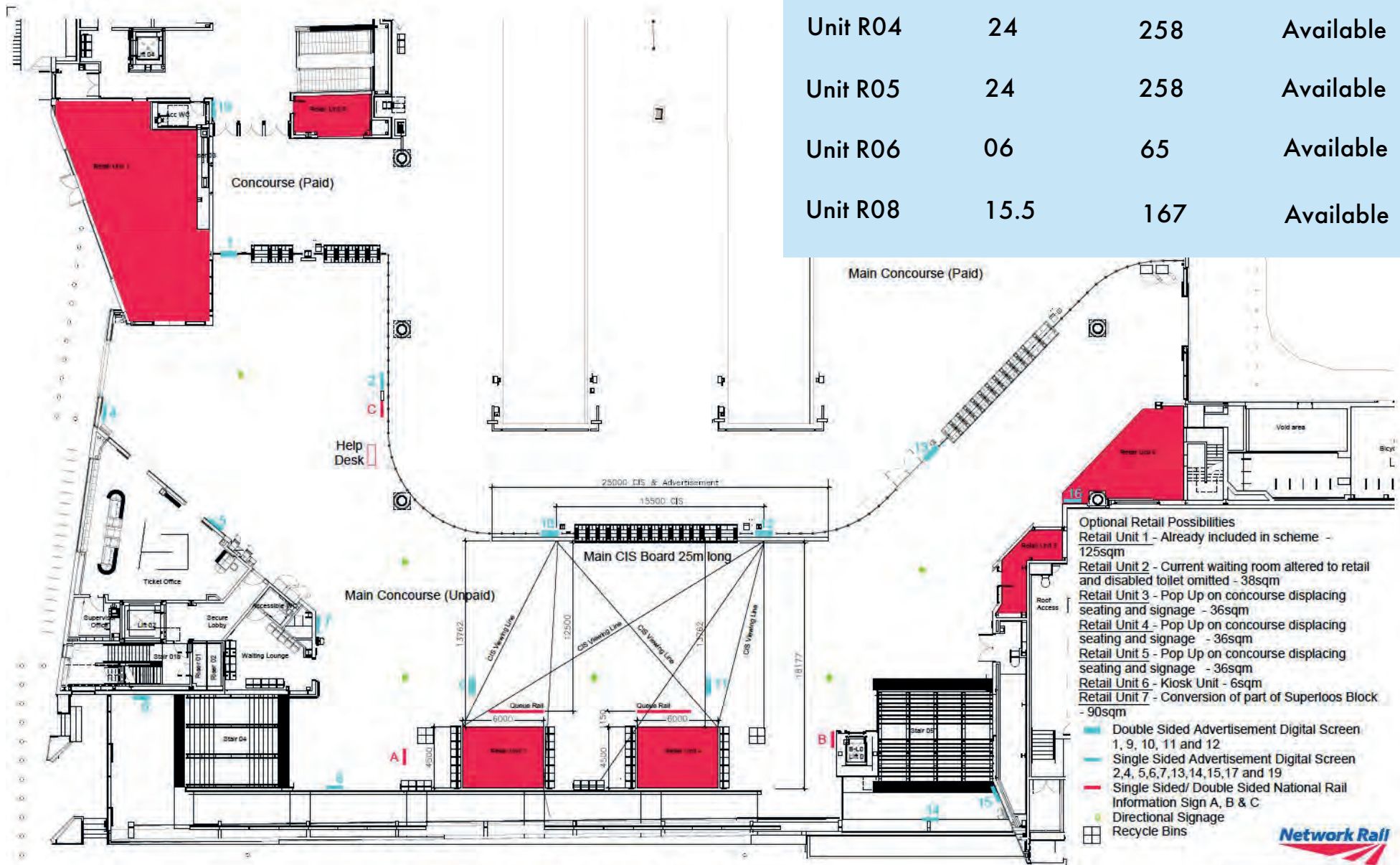




# Unit RO8

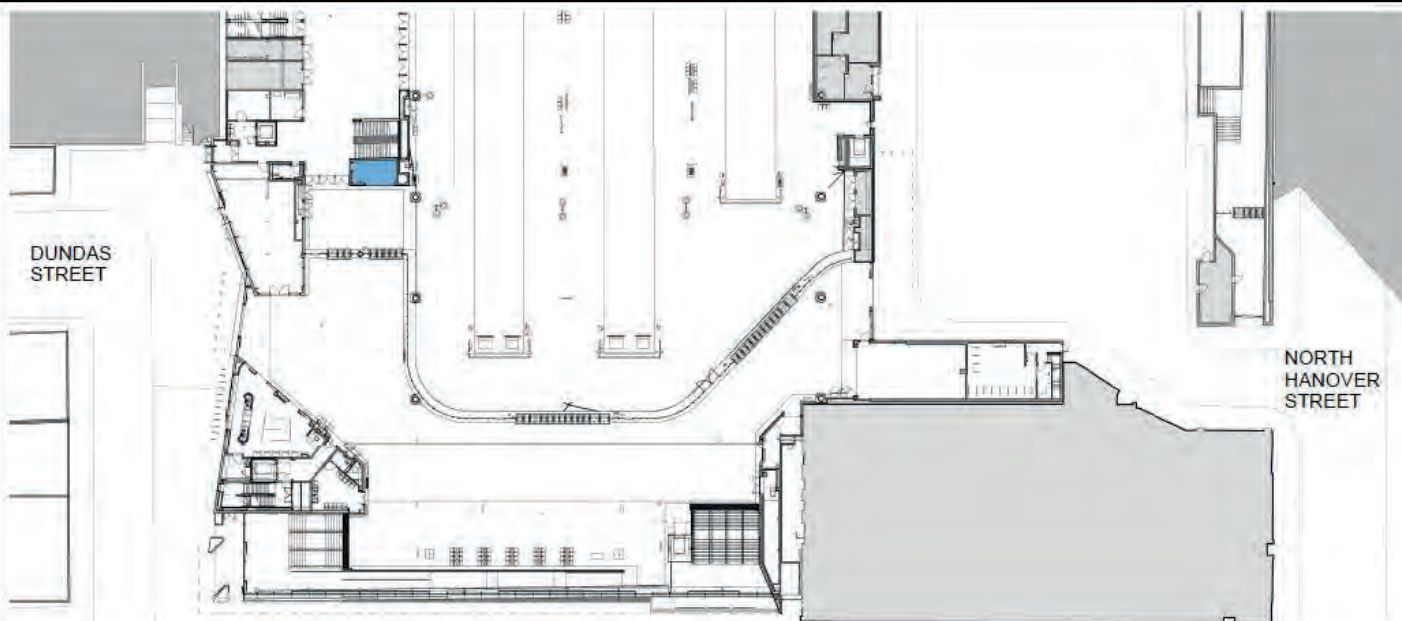
## Glasgow Queen Street Station unit details

Unit	Sq. m	Sq. ft	Status
Unit R01	125	1,345	Under Offer
Unit R04	24	258	Available
Unit R05	24	258	Available
Unit R06	06	65	Available
Unit R08	15.5	167	Available



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

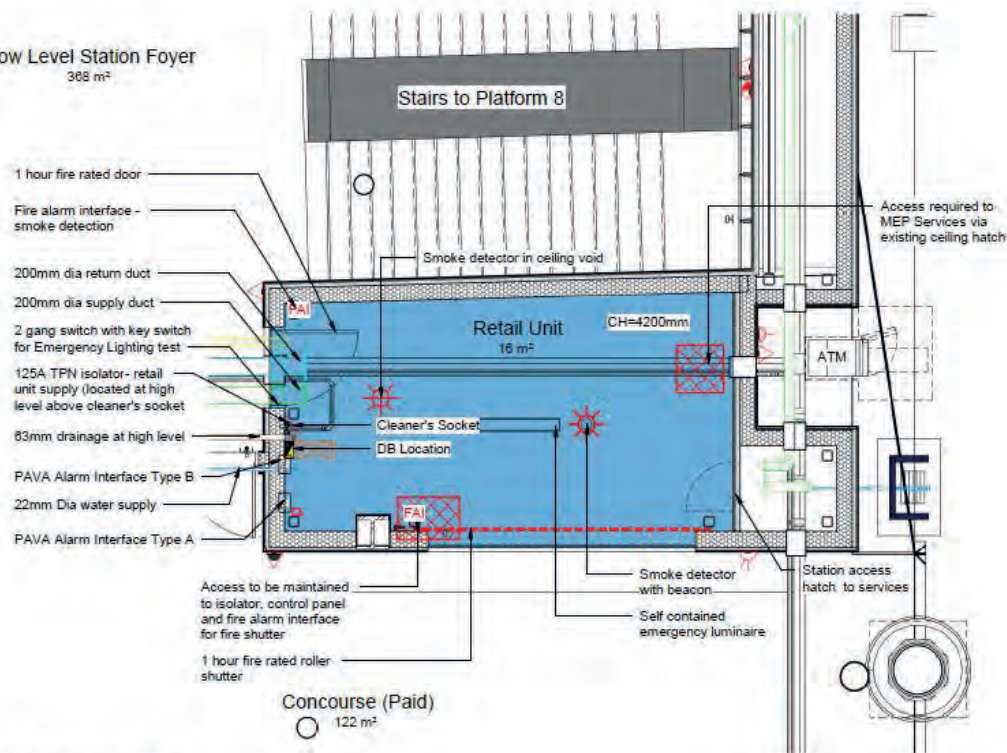




**Retail Unit 8 Lease Key Plan**  
1 : 500

WEST GEORGE STREET

Low Level Station Foyer  
385 m<sup>2</sup>



**Retail Unit 8 Lease Plan**  
1 : 50

#### Retail Unit 8 Services Provision

##### Electrical

Supply Capacity: 63Amps (Three Phase and Neutral). Incoming isolation switch (125Amp TPN) supplies 6 way SP&N consumer unit.  
Meter Location: Local meter within retail demise served from SB/SM/00/01.  
Tenants Connection Point: Wall mounted isolator within unit demise (refer to drawing).  
Miscellaneous: Retail unit is fitted out with cleaners socket, consumer unit, lighting/emergency lighting and supply to the fire shutter.

##### Water

Supply Capacity: 0.4 l/s (maximum)  
22mm diameter incoming pipe with isolation valve.  
Meter Location: To be confirmed by the Contractor  
Tenants Connection Point: Wall mounted isolation valve within the unit demise (refer to drawing)

##### Telecomms

Cable tray route from basement to retail unit is available.

##### Fire Alarm

A wall mounted interface unit will be provided within the unit demise (refer to drawing).  
Retail Unit fitted with smoke detector complete with beacon and sounder served from landlord fire alarm system (refer to drawing). Wall mounted interface units are provided for smoke fire dampers and the fire shutter isolator.  
The tenant will be required to install a fire alarm system onto the landlords system using the Network Rail nominated contractor.

##### Heating / Cooling / Ventilation

Supply capacity: 20l/s  
Return capacity: 20l/s  
Supply and return ducts are capped at demise. Refer to drawings for location. The unit is open to the concourse and no heating, cooling and ventilation is provided. If required the tenant shall install their own plant equipment. Space is available on the adjacent roof to facilitate the installation of plant and equipment. All plant equipment designs are to be agreed with Network Rail before installation work commences.

##### Drainage

1 No. 63mm diameter pipe capped in retail demise at high level. Refer to drawing for location. If drainage is required the tenant shall provide a saniflow unit to meet their requirements. All plant equipment designs are to be agreed with Network Rail before installation work commences.

Rev	Date	Rev Description	DRW	CHK	APP
001	28/01/20	First Issue	JH	HL	GB

Status: **FOR CONSTRUCTION**

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Contractor	Architect
<b>ARUP</b>	<b>IDP Architects LLP</b>



Project Title:  
**EGIP19 - Queen Street Station  
GRIP 5**

Drawing Title:  
**Tenant Lease Plan - Retail Unit 8**

Drawn By	Rev	JH	Rev	JH	Date	29.01.20
Checked By	Rev	HL	Rev	HL	Date	29.01.20
Approved By	Rev	GB	Rev	GB	Date	29.01.20
Title		As indicated on A2				
Map No		EGM1		LDM		

Network Rail Drawing Number: **EGIP19-ARP-DRG-EAR-805108** Revision: **C01**

# 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.

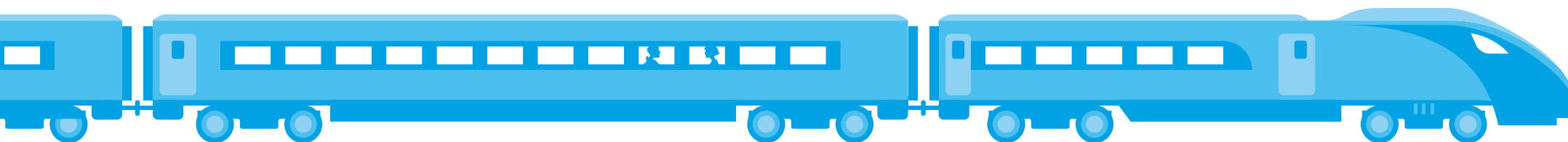
No.1 UK retail destination (Outside of London's West End)

## 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

ORR 2019/20



- £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%

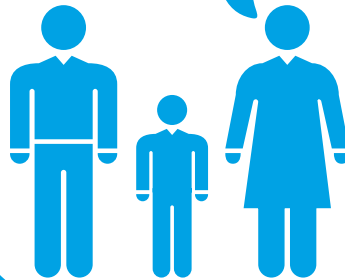


OTHER  
25%

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**

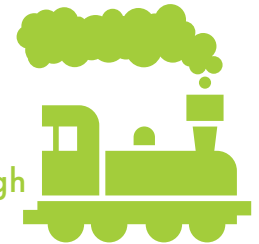
**10%**  
population increase



**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**

