



SOLASTA

Two prominent retail/restaurant units available to let within the exciting Solasta Riverside Development

Clyde Place
Glasgow G5 8BX

RIVERSIDE

The New City Centre District

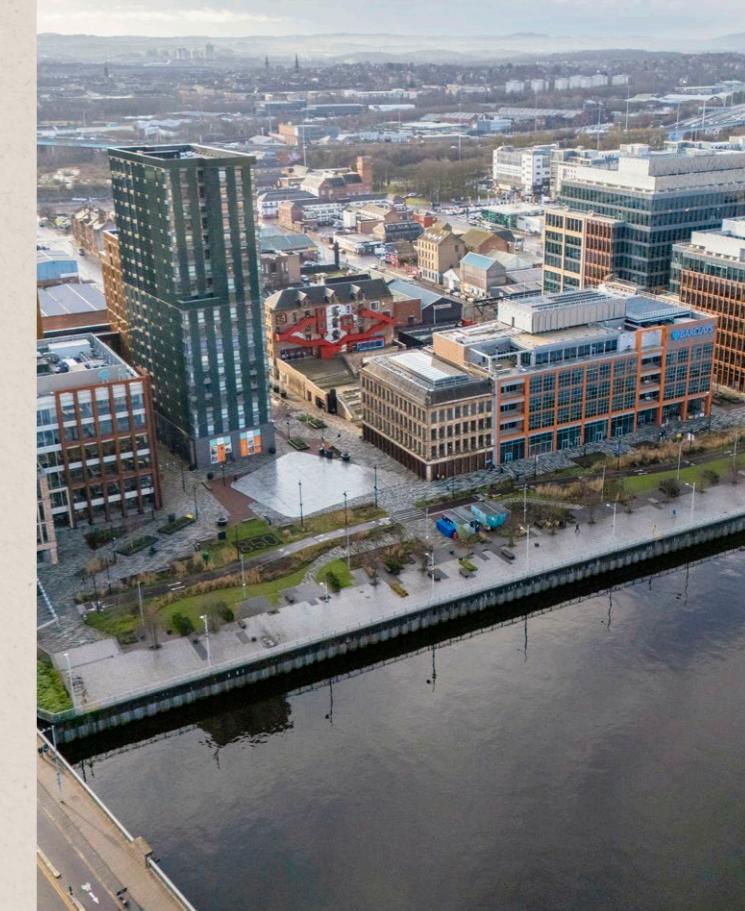
Clyde Place is an evolving City Centre District located on the southside of the River Clyde, immediately opposite Glasgow Central Train Station, the JP Morgan building plus Glasgow's main financial district known as Broomielaw. Easy access to the City Centre is by way of a bridge link which provides a 5 to 10 minute walk time.

SOLASTA RIVERSIDE



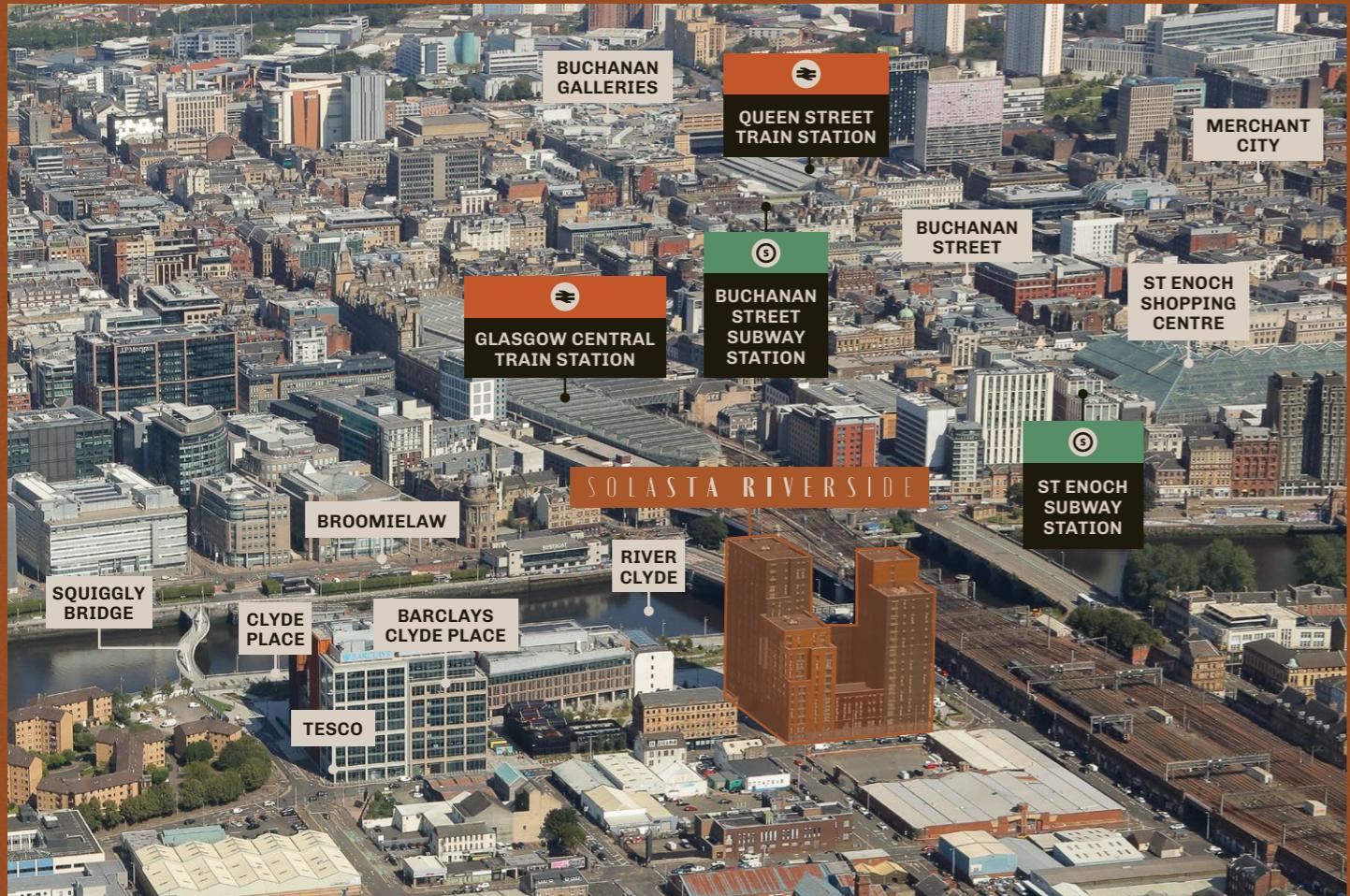
In 2021 the development of the new Barclays Campus was completed, a 470,000 sq ft office development which will ultimately bring some 5,000 to 6,000 workers to the area. The Student Loans Company has also located alongside and, we understand, will bring approximately 900 workers to the area at full capacity.

Solasta is fully operational, comprising approximately 324 units (effectively fully occupied). At capacity, Solasta Riverside can house 600 persons.



Glasgow

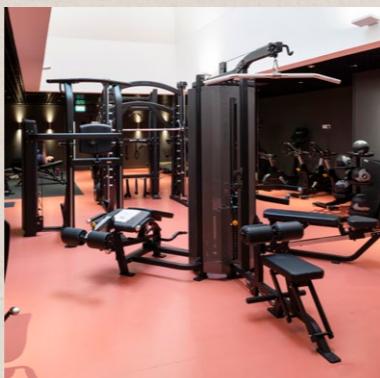
Glasgow is Scotland's largest city benefiting from a resident population in the order of 600,000 and an estimated catchment of 2 million people within a 20 mile radius of the city centre. In many ways the city is the engine of Scotland's economy. It is in the top 2 of the UK's most attractive technology locations and is now home to the UK's joint largest concentration of insurance firms outside of London.



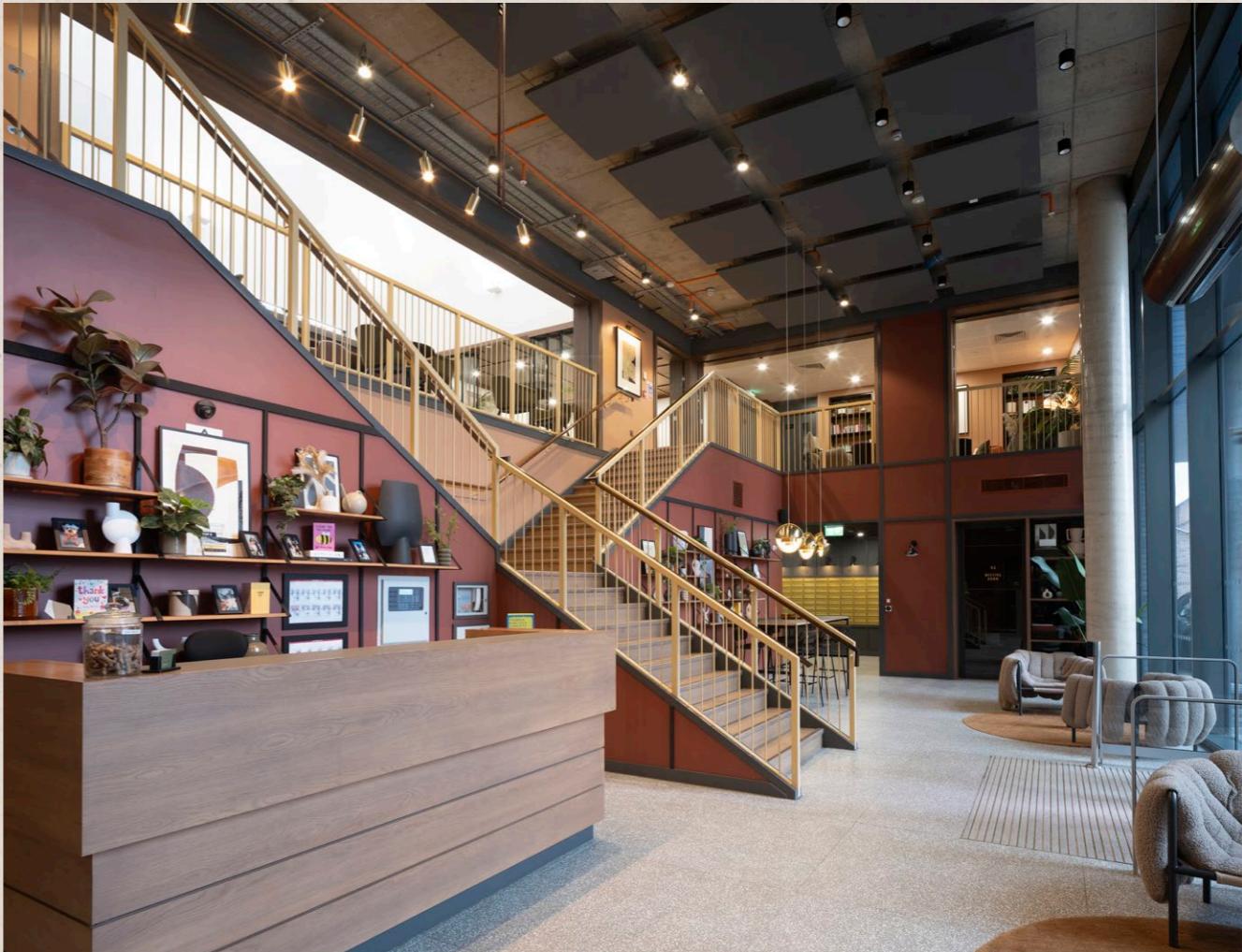
SOLASTA RIVERSIDE



1,250,000 sq ft Mixed Use Development



The new City Centre development has transformed a former brownfield site into a new City Centre District which includes office accommodation, residential, leisure, retail as well as wellbeing facilities, community exhibition spaces and a covered street food market offering fresh and healthy food options.



SOLASTA RIVERSIDE

Connectivity



Clyde Place is ideally located on the Clyde riverside, facing the International Financial Services District. With direct access to bus, rail, cycle and motorway networks, and only 15 minutes from Glasgow International Airport, the ambitious and dynamic placemaking at Clyde Place will activate over a quarter of a mile of river frontage in one of the UK's most aspirational cities.



BY FOOT

Bridge Street Subway
6 Minutes

Glasgow Central
Train Station
8 Minutes

City Centre
8 Minutes

Buchanan Bus Station
20 Minutes



BY BICYCLE

City Centre
3 Minutes

Glasgow Central
4 Minutes

Buchanan Bus Station
8 Minutes

University of Glasgow
14 Minutes



BY SUBWAY

Buchanan Street
6 Minutes

St Enoch
6 Minutes

University of Glasgow
14 Minutes



BY CAR

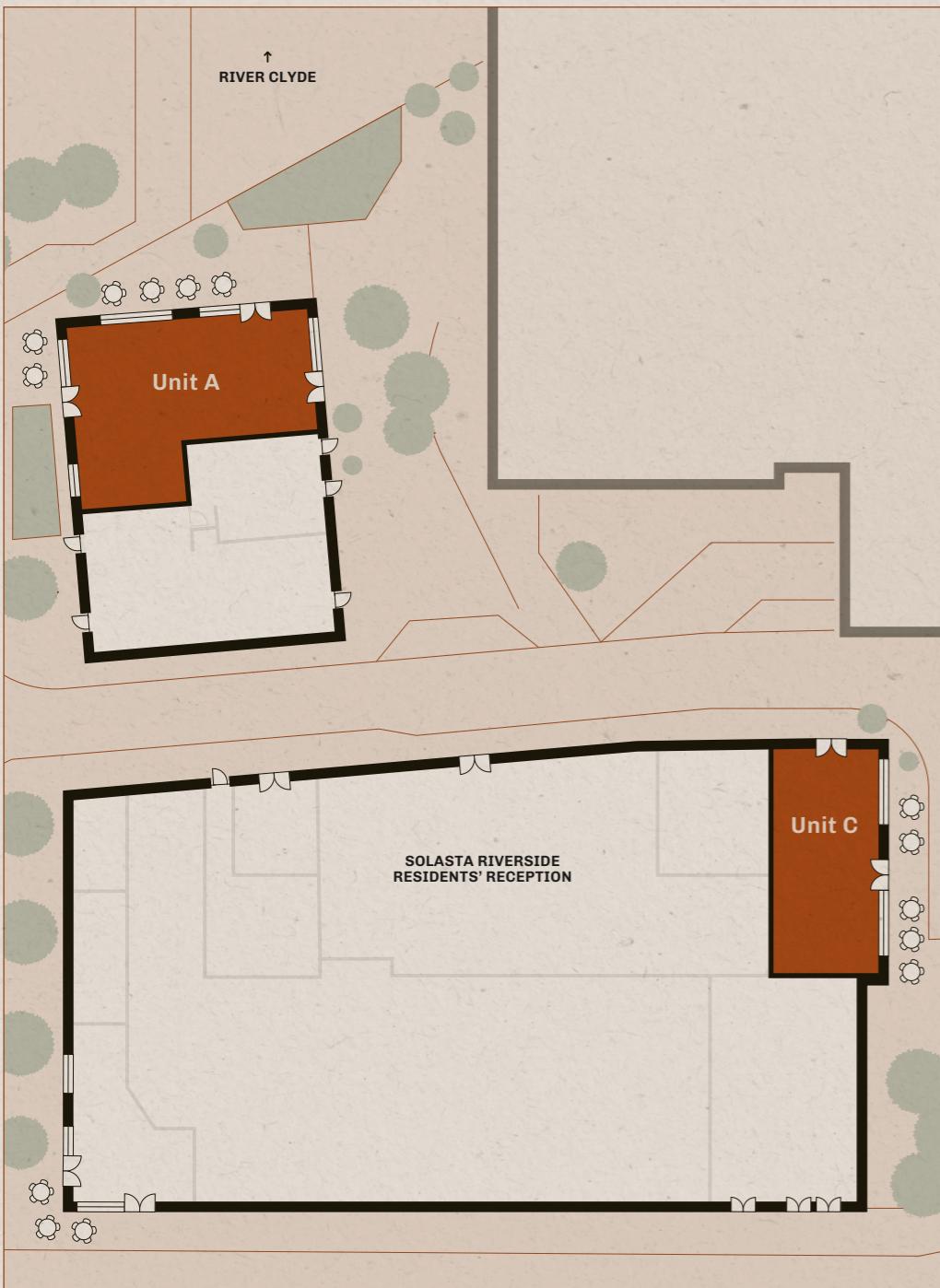
City Centre
4 Minutes

Buchanan Bus Station
12 Minutes

University of Glasgow
12 Minutes

Glasgow Airport
15 Minutes



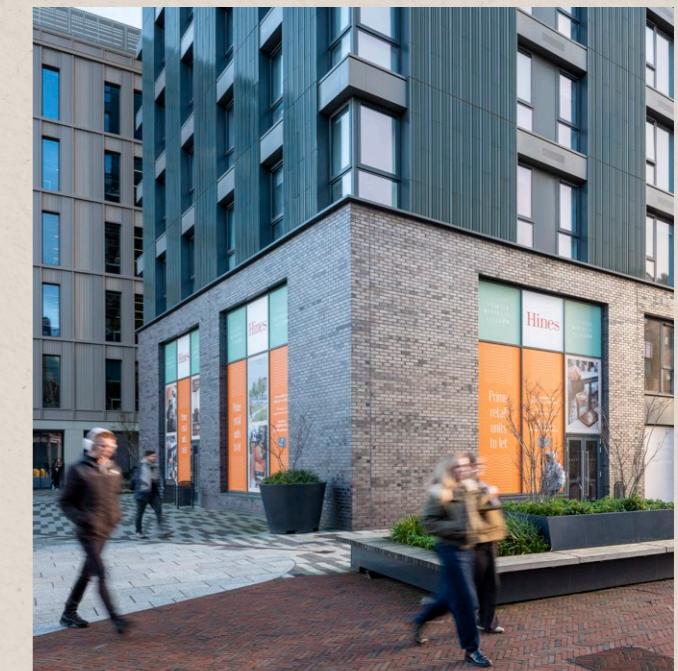


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Retail/Leisure Opportunity



The Landlords are looking to let Units A and C to uses which complement the Solasta Building as well as the surrounds. External areas for seating may be available if required.



Unit Availability

Unit A and Unit C are arranged over ground floor level only albeit both are capable of part mezzanine flooring where the maximum floor to ceiling height is approximately 6.45m (21ft 2ins).

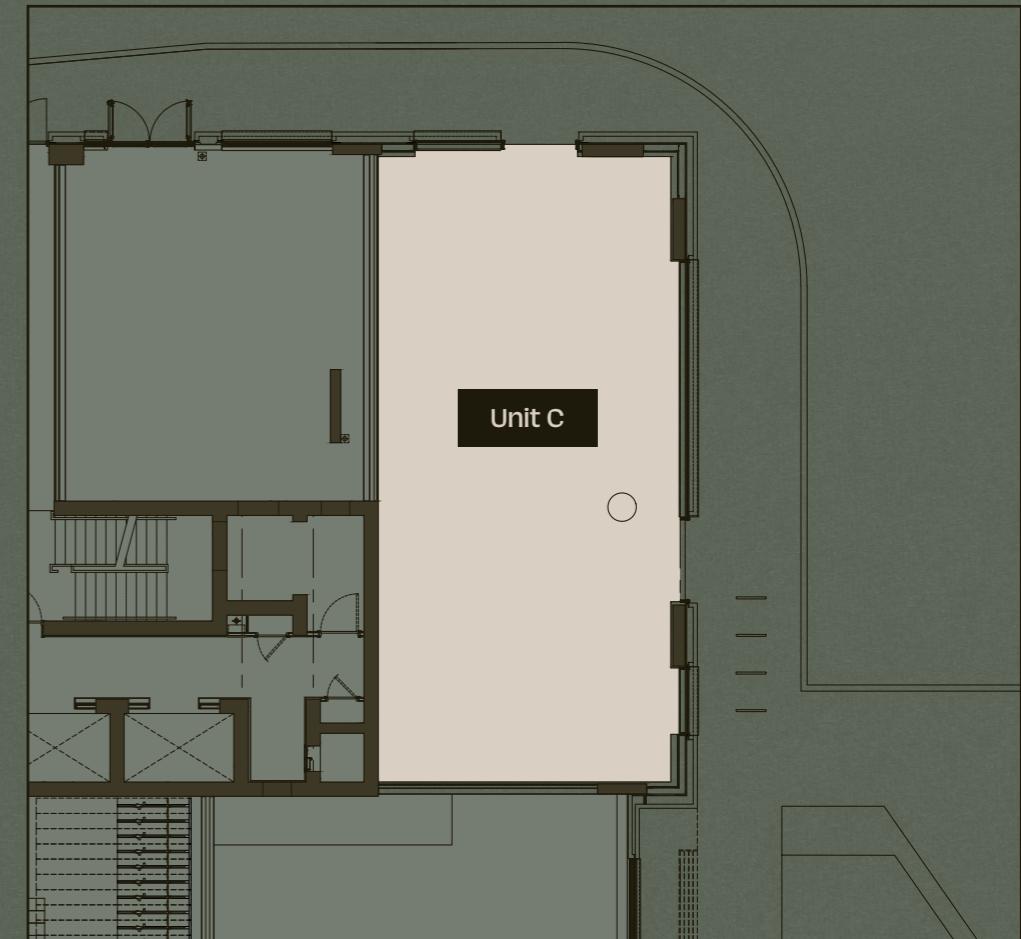
The larger of the two units provides excellent frontage onto the River Clyde. The second unit sits adjacent to the Student Loans building and again provides for outside seating if required.

HSA Retail have measured the subjects and it is understood they comprise the floor areas shown in the table opposite.

Unit A



Unit C



Unit A	sq m	sq ft
Ground	170.05	1,830
Mezzanine potential	139.39	1,500

Unit C	sq m	sq ft
Ground	112.0	1,205
Mezzanine potential	44.53	479



Occupational Details

TERMS

New leases are available directly from the Landlord for a term to be agreed.

SPECIFICATION

Both units are to a developers shell specification plus shopfronts. No mezzanine floors have been installed. Full specification is available upon request

QUOTING RENTALS

Unit A £27,500 pa exclusive of VAT
Unit C £18,000 pa exclusive of VAT

ENTRY

Immediately.

EPC

Available upon request.

PLANNING

Both units benefit from Class 1A and Class 3 consent. Further details available upon request.



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Building Transaction Tax (LBTT), registration dues and any VAT incurred thereon.

ANTI-MONEY LAUNDERING

HSA Retail Limited is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations. The agents are required to undertake due diligence on purchasers and vendors and landlords plus tenants. Once an offer has been accepted, the prospective purchaser/occupier shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase/business venture before the transaction can proceed.

SOLASTA

CLYDE PLACE
GLASGOW G5 8BX

RIVERSIDE

Contact

For viewing arrangements and further
information please contact sole letting agents:



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07770 926 996

Hines

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