

# Cadogan Centre

Prime City Centre  
Development  
Opportunity

- Prime City Centre Location
- Extends to approximately 3.56 acres
- Would suit a variety of uses (STP)
- Part income producing

Cadogan Centre,  
Glasgow, G2 7BG



WATCH VIDEO

# Location

Glasgow is Scotland's largest city **with a population of 635,000, and a wider metropolitan catchment of some 1.85m people.** The city is the third largest in the UK, and home to the largest retail centre out-with London.

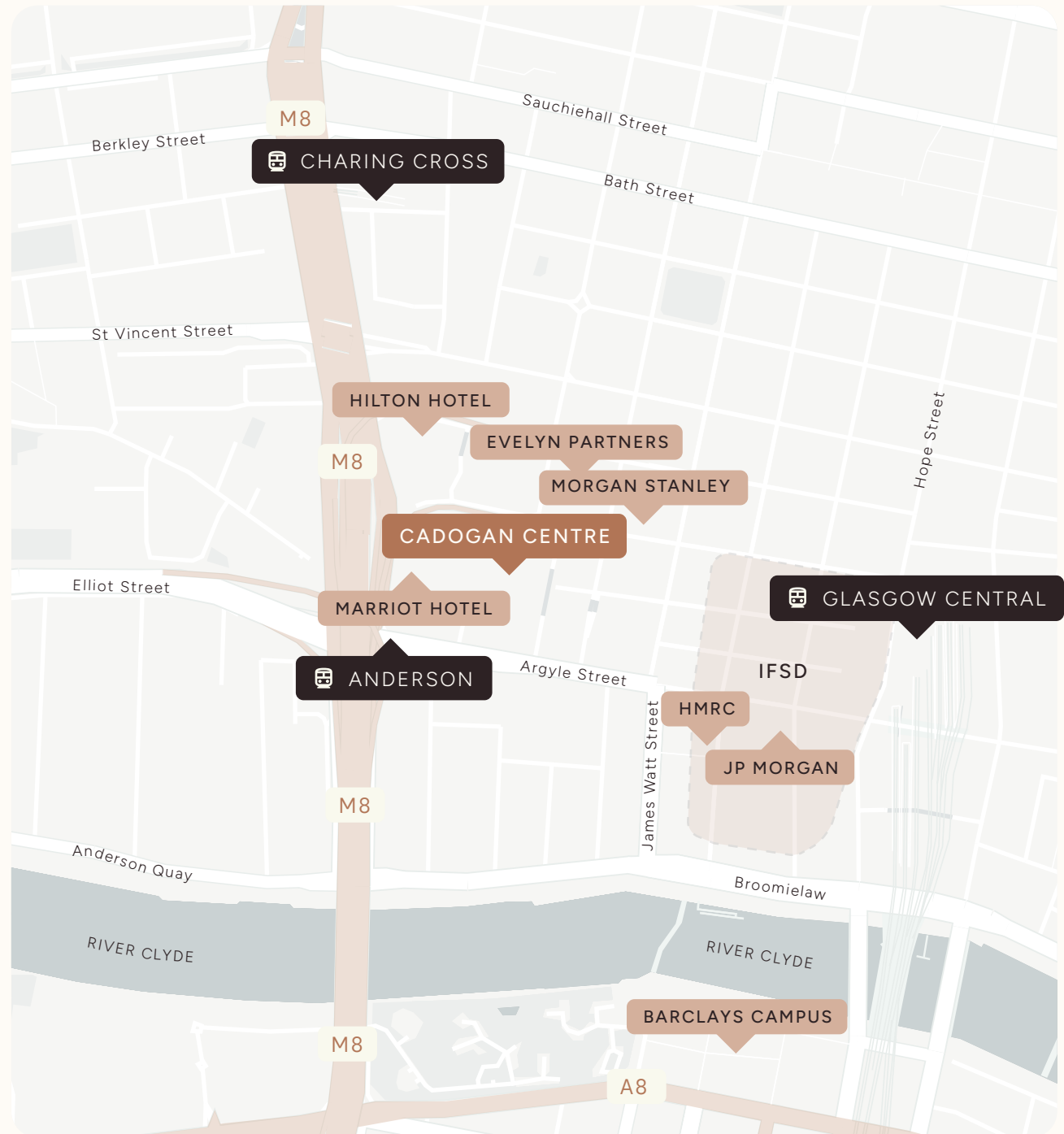
A diverse and growing economy with sectors including financial services, tourism, retail, technology and higher education have helped to make Glasgow the economic powerhouse of Scotland.

The city is home to **5 Universities and 3 super colleges, with over 130,000 students.** This makes the city a young and vibrant place to study, work and live. Glasgow University, Strathclyde University and Glasgow School of Art are world renowned institutions.

The property is located within the commercial heart of the city centre. This area is home to some of the largest prime office developments that have taken place in the city over recent years.

Bounded by Waterloo Street to the north and Argyle Street to the south, **the site has excellent vehicular access to the city centre and M8.** Within 5mins walk are Anderson and Charing Cross train stations, giving access to the extensive suburban train network.

Nearby notable neighbours include Hilton Hotel, Morgan Stanley, Evelyn Partners, Marriot Hotel, PWC and many others.



- 1 Scottish Power
- 2 Hilton
- 3 Marriot
- 4 To be Scotsman Hotel
- 5 Moda Living
- 6 Charing Cross Station
- 7 Santander
- 8 Morgan Stanley
- 9 MOD
- 10 Scottish Government
- 11 BT
- 12 HMRC
- 13 JP Morgan
- 14 Buchanan Warf
- 15 Central Station
- 16 Virgin Money, Evelyn, BNP Paribas
- 17 Dalian Apartment
- 18 BTR
- 19 BTR



# Description

The subjects comprise a substantial city centre development opportunity. **Built in the 1960's, as a core part of the wider Anderson Centre, the property comprises a mix of office accommodation, retail units, storage areas and a large 325 space surface car park, on a site of some 3.56 acres.** The buildings are of concrete frame construction, and provide space over multiple levels.

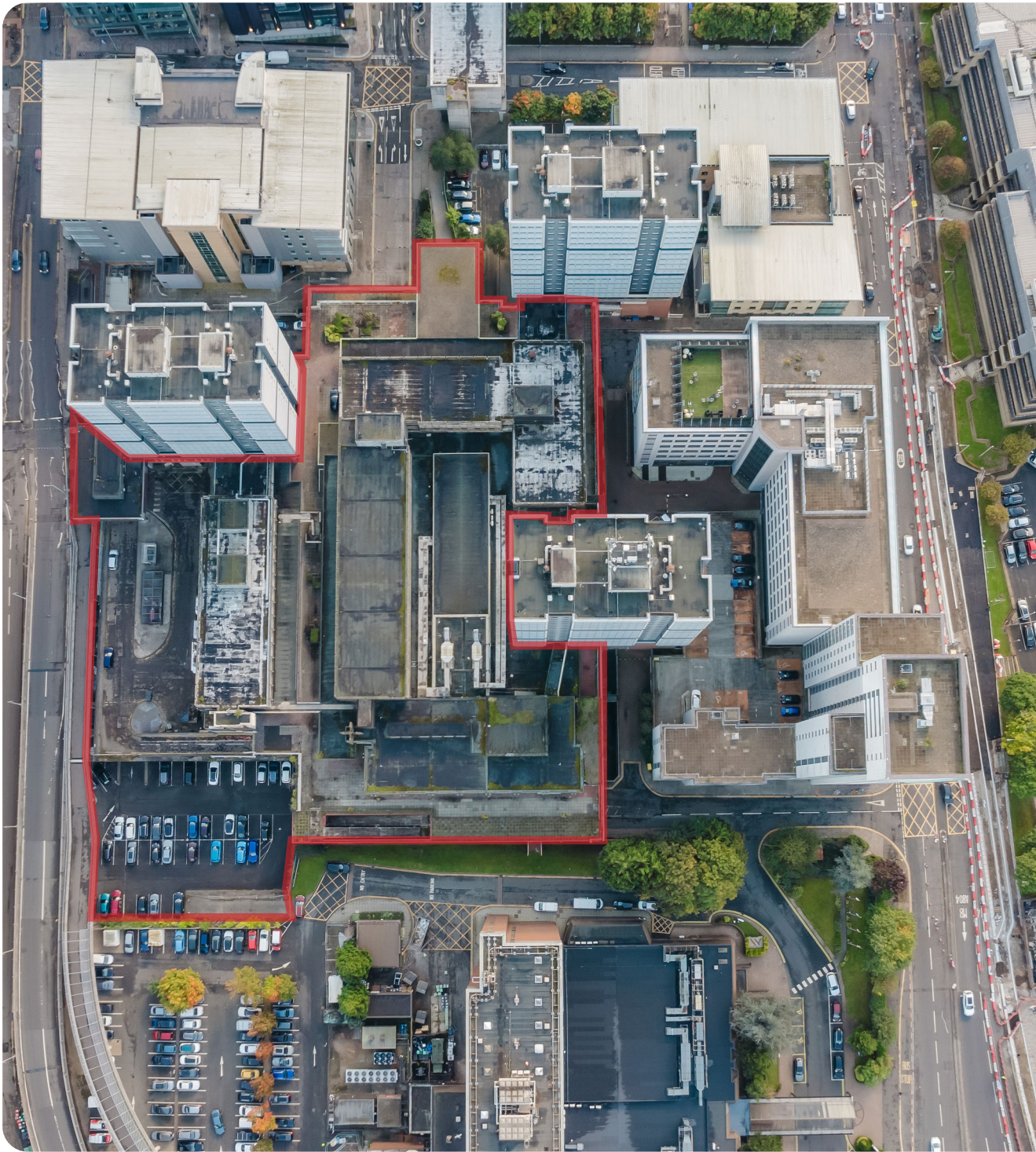
There is vehicular access to the site from multiple streets, including Cadogan Street, Cadzow Street and Oak Street, with pedestrian access available from Waterloo Street.

The current layout of the buildings provides the following approximate floor areas:

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Office Accommodation	9,648	103,852
Retail Units	1,413	15,206

Storage Areas	679	7,306
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Note that the three residential towers are not included within the demise being disposed of, and are held separately by Glasgow West Housing Association.





## Tenancy

The buildings are largely vacant, however there are a number of short term tenancies in place, although these can be terminated at regular intervals and full vacant possession provided.

Full details of tenants and copies of agreements can be provided.

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## The Opportunity

Prime city centre development opportunity – **potential for PBSA, BTR, Co-Living, Residential, Hotel, Office and Leisure uses.**

- Rare opportunity to acquire a prime development opportunity in the heart of the city centre.
  - Site extends to approximately 1.44 hectares (3.56 acres).
  - Located immediately adjacent to M8
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## Terms

Offers are invited on a long leasehold basis. Our client would consider grassum and peppercorn or base and equity rental offers. For full details please contact the agents.

## Planning

Redevelopment proposals should be mindful of the current sustainable development trends, requirements and aspiration. They should be developed and designed in accordance with the policies in the City Development Plan and the place ambitions for the city centre as outlined in the City Centre Strategic Development Framework and the more detailed Broomielaw District Regeneration Framework. Policy approaches of National Planning Framework 4 will need to be addressed.

The redevelopment of the Centre should create a high quality place that integrates with, and adds value to its locale by capitalising where possible on the positive aspects of its current identity.

Any proposal should restore, or develop new, pedestrian/cycle connections to improve the active and safe permeability of the site. Buildings should be of appropriate scale and positively address streets, routes and any new public square/spaces with active frontages. A number of residential-led mixed uses would be appropriate; including office, commercial, hotel.

High quality and innovative design of buildings & places will be expected.

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## VAT

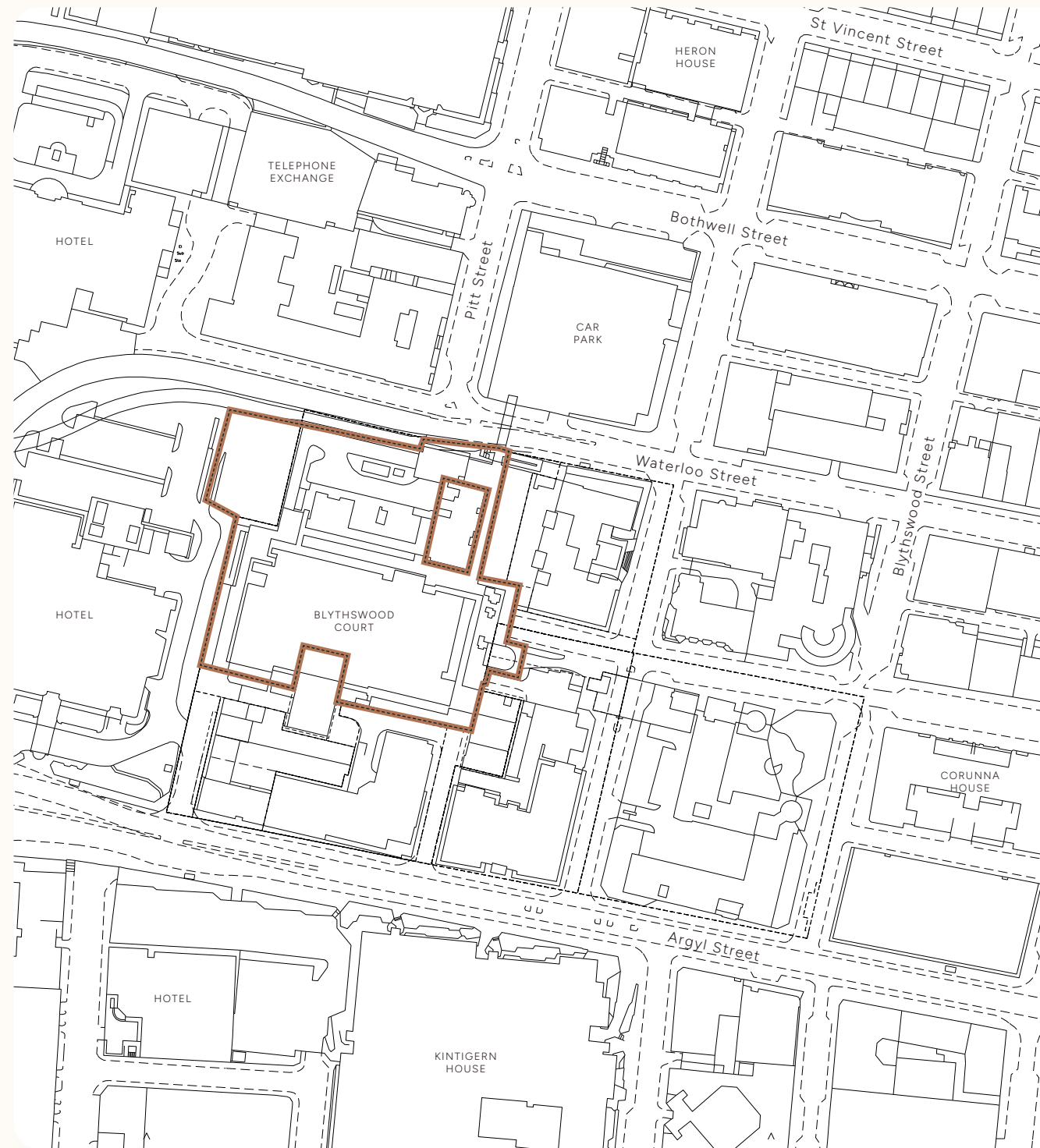
The property has been elected for VAT.

# Site Area

The site extends to approximately **1.44 hectares (3.56 acres)**, and has extensive frontage and access from multiple streets.

Please note that the three residential towers are not included within our clients demise and are not included within the proposed disposal

 SITE BOUNDARY



# Further Information

For further details, please contact the agents:

Terry McFarlane

✉ terry.mcfarlane@g-s.co.uk

☎ 07766 551 663

Marc Canning

✉ marc.canning@citypropertyglasgow.co.uk

☎ 07876 791 175

## Important Notice

1. These particulars are intended as a guide only. Prospective purchasers should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective purchasers accept the property in its present state.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any

legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Prospective Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

6. Date of Publication: October 2024