

McLellan Works

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PRESS RELEASE

McLellan Works reveals creative vision for new workspace at the heart of Sauchiehall Street Avenues Project

McLellan Works has revealed more of its vision for the former Breckenridge House in Glasgow's Sauchiehall Street. The iconic city block, which is next to Glasgow School of Art and at the centre of the transformative new Sauchiehall Avenue Project, will be turned into one of Glasgow's most contemporary, creative workspaces.

Bywater Properties, developers of the McLellan Works project, plan to create an inspiring co-working space designed for today's creative businesses. By featuring a curated selection of some of Scotland's most innovative businesses, independent retailers, food traders and wellness practitioners, McLellan Works will become a destination for ambitious businesses based in the city.

Theo Michell, Principal at Bywater Properties, said:

"McLellan Works will be Glasgow's best office, with co-working and social spaces that will run from breakfast through to after work. Our newly revealed plans illustrate how the building will feature some of the city's best spaces where both tenants and visitors will be part of a vibrant, exciting culture which goes beyond work."

"We're also proud to be at the centre of the transformative new Sauchiehall Avenue on Sauchiehall Street which features a two-way cycle lane (going past our front entrance). Tenants and visitors will have access to bespoke bike storage, lockers and showers. While primarily workspace-led, McLellan Works will connect, support and promote Glasgow's world renowned creativity and culture; we plan to build a creative working environment that benefits both the surrounding community and the city as a whole."

The newly revealed McLellan Works graphics highlight its flexibility for both full floor office spaces and small studios, the vision for an exciting lobby café/restaurant and showcase a

culture that runs from breakfast through to after work with bespoke gym and wellbeing spaces, and a corner restaurant, bar.

McLellan Works is in the middle of Glasgow City Region City Deal Sauchiehall Avenue project on Sauchiehall Street, which aims to make Glasgow City Centre more accessible for local people and businesses. This incorporates an integrated network of cycle priority routes throughout Glasgow, wider pavements, 'green' infrastructure and improved public realm. McLellan Works plans to accommodate tenants and visitors with a bike workshop in the basement.

McLellan Works' new graphics for the building features:

- a lobby café/restaurant with a shared social area connecting to workspaces
- a tooled up bike storage space with showers, drying room and lockers; tenants can ride to work safely via Glasgow's cycle lanes
- fitted gym and wellbeing spaces for personal trainers and wellness practitioners
- local and independent, corner restaurant/bar to join Glasgow's vibrant food and drink scene

McLellan Works will continue to serve as the entrance for the McLellan Galleries, which stands immediately behind the building.

Award-winning Glasgow-based architects Stallan-Brand and design consultancy Graphical House are helping showcase McLellan Works and the opportunities for businesses which want to be part of Glasgow's best office. A new website has just revealed special graphics which showcase the flexibility of the space for new tenants.

<https://www.mclellanworks.com/>

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Editors notes:

- **McLellan Works location:** Fronting onto the North side of Sauchiehall Street, between Dalhousie Street and Rose Street. It shares its entrance with the famous McLellan Galleries, from which it derives its new name, and which is currently occupied by Glasgow School of Art.

- **Bywater Properties:** Bywater Properties is a distinctive property investment and development company with a passion for the detail of investing in regeneration and urban design to create value for local residents and businesses. **Website** - bywaterproperties.com
- **Stallan Brand:** Established in 2012 by a team which has evolved over the last 25 years Stallan-Brand includes architects, masterplanners, graphic designers and model makers.
- **Graphical House:** Brand and design consultancy Graphical House use design to connect with local and global markets in just the right way.