

6 Atlantic Quay (6AQ), Glasgow

Making waves at 6 Atlantic Quay

£8m

/ Project value

October 2020

/ The project commenced

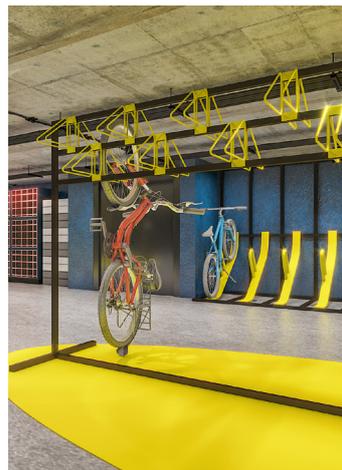
July 2021

/ Scheduled completion

A signature fit-out project in the heart of Glasgow's International Financial Services District (IFSD), 6 Atlantic Quay (6AQ) will offer 78,459 sq ft of prime office space when it is complete in the summer of 2021. Our major urban regeneration scheme is revitalising the vacant multi-storey property that was originally built in 2003. The premium CAT A office accommodation, over seven floors, is being developed to attract blue-chip clients, facilitating single or multi occupancy, in the highly desirable IFSD, home to leading names in finance and technology such as Barclays, JP Morgan and BT.

The brief

Client, Solutino Pte Ltd, purchased the building which faces on to Robertson Street, in 2018, and appointed us to undertake this £8m major modernisation scheme over an intensive 33-week programme.



"6 Atlantic Quay is a signature project for GRAHAM in Scotland, offering high-calibre office space to attract blue-chip clients in the sought after location of the International Financial Services District."

Neill Gillespie
Contracts Director for Commercial Fit-Out
Scotland

“We are bringing our technical expertise and professionalism to this landmark development and, as a Scottish Partnership for Regeneration in Urban Centres (SPRUCE) funded project, we are proud to be playing our part in regenerating Glasgow, and delivering long term employment benefits to the city.”

Neill Gillespie
Contracts Director for Commercial Fit-Out Scotland

The challenges

Due to the COVID-19 pandemic, our fit-out team, suppliers and sub-contractors are operating in full compliance with the Scottish government's guidelines and restrictions. The health and safety of colleagues is paramount, and social distancing measures are strictly adhered to at all times. Despite the obvious knock-on effects regarding productivity, 6AQ is progressing well, and remains on target for handover next summer.

The solution

Collectively, the design, location, and desirability of 6AQ present it as a significant opportunity for potential occupiers in this competitive marketplace. Core elements of the works package include a CAT A fit-out that will return the building to full repair and insure standard, upgraded MEP (mechanical, electrical and plumbing), the construction of 14 car parking spaces, and a revamped lobby with a new feature secondary entrance on to York Street. We are delivering the project in partnership with HOLLIS (Project Manager), Gardiner & Theobald (Cost Manager), Cooper Cromar (Architect), Hulley & Kirwood (M&E Design) and Clancy Consulting (Structural Engineers).

Outputs & Benefits

- / **Programme:** We are on schedule to finish this project on time and within budget
- / **Pandemic challenges:** Our teams are working safely, in full compliance with the Scottish government's COVID-19 guidelines and restrictions, ramping up and down as required
- / **Collaboration:** We are working collaboratively with a range of partners to ensure the quality delivery of 78,459 sq ft of prime office space
- / **Restricted site:** 6AQ is located within the IFSD, a city centre area that requires robust project and logistics management planning
- / **Regeneration:** This is a Scottish Partnership for Regeneration in Urban Centres (SPRUCE) funded project, and we are proud to be playing our part in regenerating Glasgow, and delivering long term employment benefits to the city



For more information on how we're delivering lasting impact:

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