



**FITTED WORKSPACE**  
**FROM 562 SQ FT – 11,145 SQ FT**  
**COMPLETION AUTUMN 2025**

# WHERE BUSINESS WRX

**249 SAUCHIEHALL STREET, GLASGOW G2 3EZ**

**[WWW.MAGWRX.COM](http://WWW.MAGWRX.COM)**





MAGWRX   
249 Sauchiehall Street

FULLY FITTED  
OFFICE STUDIOS  
562 SQ FT –  
11,510 SQ FT

MAGWRX.COM

MC<sup>2</sup>  
0141 266 0717  
mc2-offices.scot

UODLE

HEAVENLY DESSERTS  
2008







# WELCOME TO MAGWRX

**CONTEMPORARY  
OFFICE SPACE IN  
THE HEART OF  
SAUCHIEHALL STREET  
– READY TO MOVE IN**

We've made moving office easy. Our Cat A+ fully fitted solution means you worry less about the move and concentrate on your business. Let us do the hard work. Move in, plug in and go!



**NO UPFRONT  
CAPITAL  
EXPENDITURE**



**QUICK  
DELIVERY &  
HASSLE FREE**



**SCALE UP WITHIN  
THE BUILDING AS  
YOUR BUSINESS  
GROWS**



**FAST  
INTERNET**



**PRIVATE SPACE  
WITH YOUR OWN  
FRONT DOOR**



**SHORT FORM  
& FLEXIBLE  
LEASES**

**MAGWRX**  
249 Sauchiehall Street

**FULLY FITTED  
OFFICE STUDIOS  
562 SQ FT –  
11,510 SQ FT**

**MAGWRX.COM**

**MC<sup>2</sup>**  
0141 266 0717  
mc2-offices.com





# SUSTAINABILITY

Biophilic design is about more than just plants, it is providing a connection on the inside to the natural environment on the outside by use of materials or elements taken directly or indirectly from nature.

From the outset, we have put emphasis into sourcing more natural, recycled, recyclable and locally sourced materials for the building interior finishes. From Marmoleum floor finishes, made in Kirkcaldy with 98% natural materials, to walls finished in natural clay plaster and acoustic ceilings formed from materials 100% sourced from upcycled waste products, this is not only an ethical approach to a more sustainable built environment, but also provides a workplace which benefits both the physical and mental wellbeing of its occupants.







MAGWRX.COM



# A FRESH APPROACH



New entrance/  
reception area



Breakout  
lounge



Shower  
facilities

WC

Male, female  
and accessible  
toilets



1 x Passenger lift  
and 1 x cycle lift



Cycle storage



Drying lockers





# READY-TO-GO



Fully fitted  
breakout lounge



Fast Internet



Ceiling  
mounted  
LED lights



Meeting rooms  
within each  
studio



Air Conditioning



Recycled  
sound  
baffles



Fitted out studios  
with furniture



Recycled  
materials



EPC 'A' Rating



Car parking  
available



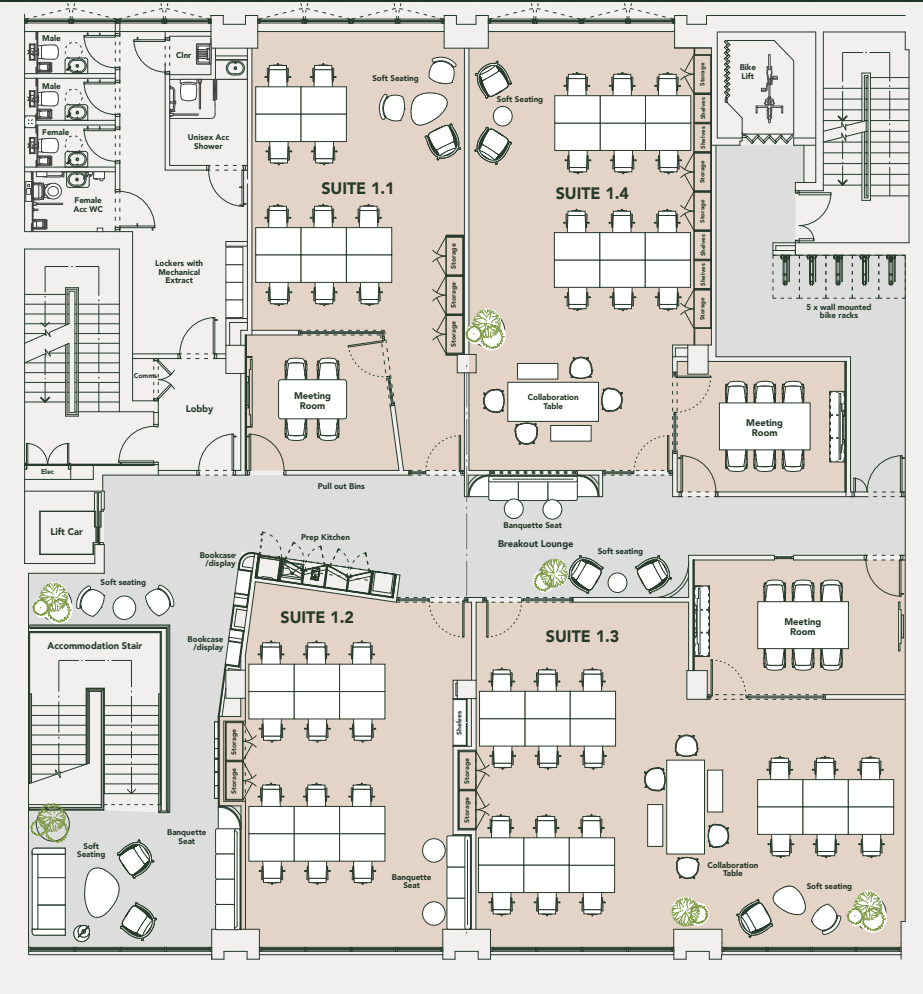
Electric only,  
no fossil fuels



4x Private terraces  
on the 3rd Floor



## LAYOUT PLAN 01

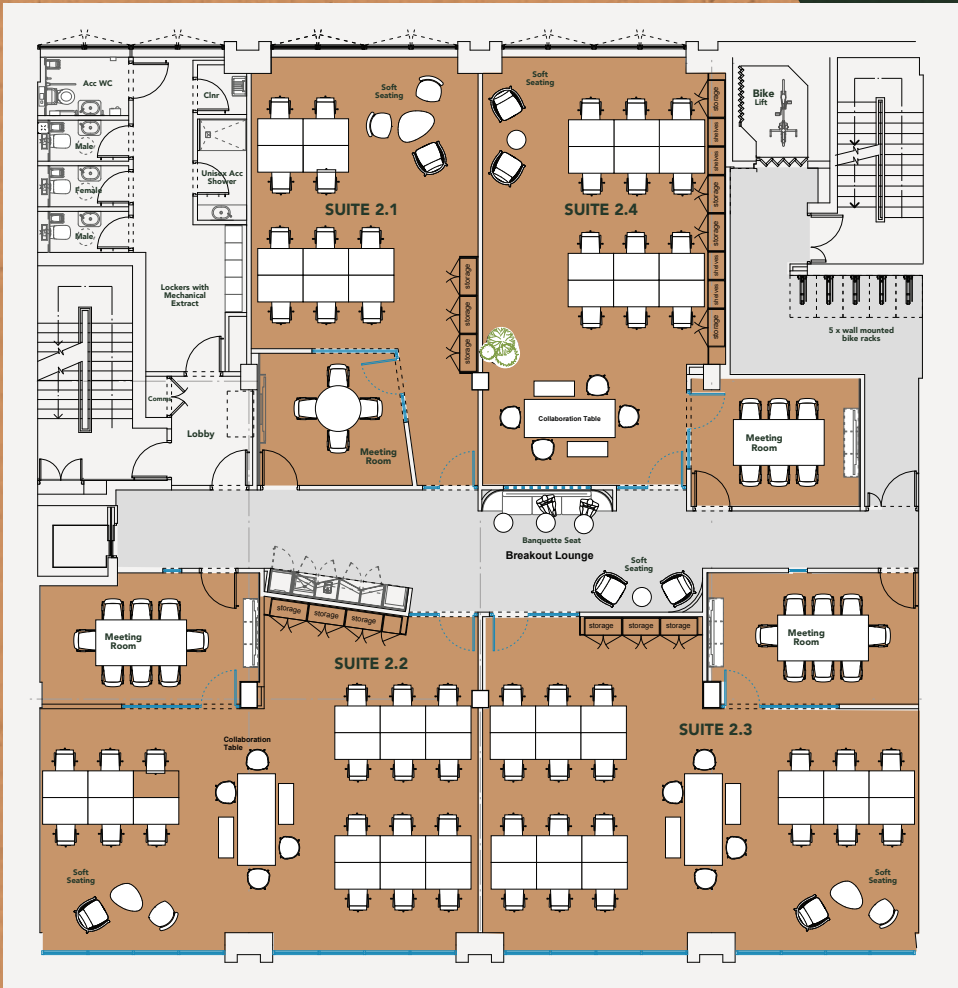


SUITE	SUITE 1.1	SUITE 1.2	SUITE 1.3	SUITE 1.4
SIZE SQ FT	667	562	1,114	900
DESKS	10	12	18	12
MEETING ROOM	1 x 4 person	-	1 x 6 person	1 x 6 person
WALL STORAGE	✓	✓	✓	✓
SOFT SEATING AREA	✓	✓	✓	✓
COLLABORATION TABLE	-	-	✓	✓

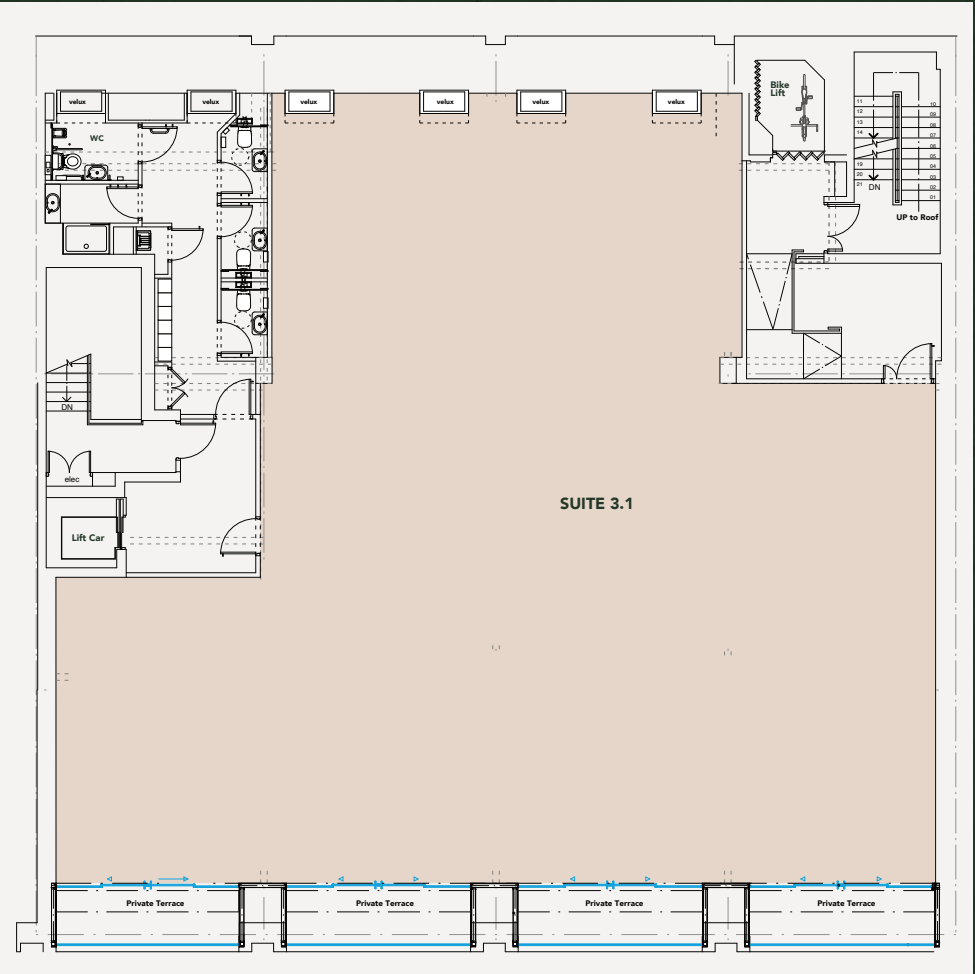




LAYOUT PLAN  
02



SUITE	STUDIO 2.1	STUDIO 2.2	STUDIO 2.3	STUDIO 2.4
SIZE SQ FT	713	1,153	1,145	896
DESKS	10	18	18	12
MEETING ROOM	1 x 4 person	1 x 8 person	1 x 6 person	1 x 6 person
WALL STORAGE	✓	✓	✓	✓
SOFT SEATING AREA	✓	✓	✓	✓
COLLABORATION TABLE	–	✓	✓	✓



SUITE	SUITE 3.1
SIZE SQ FT	3,995

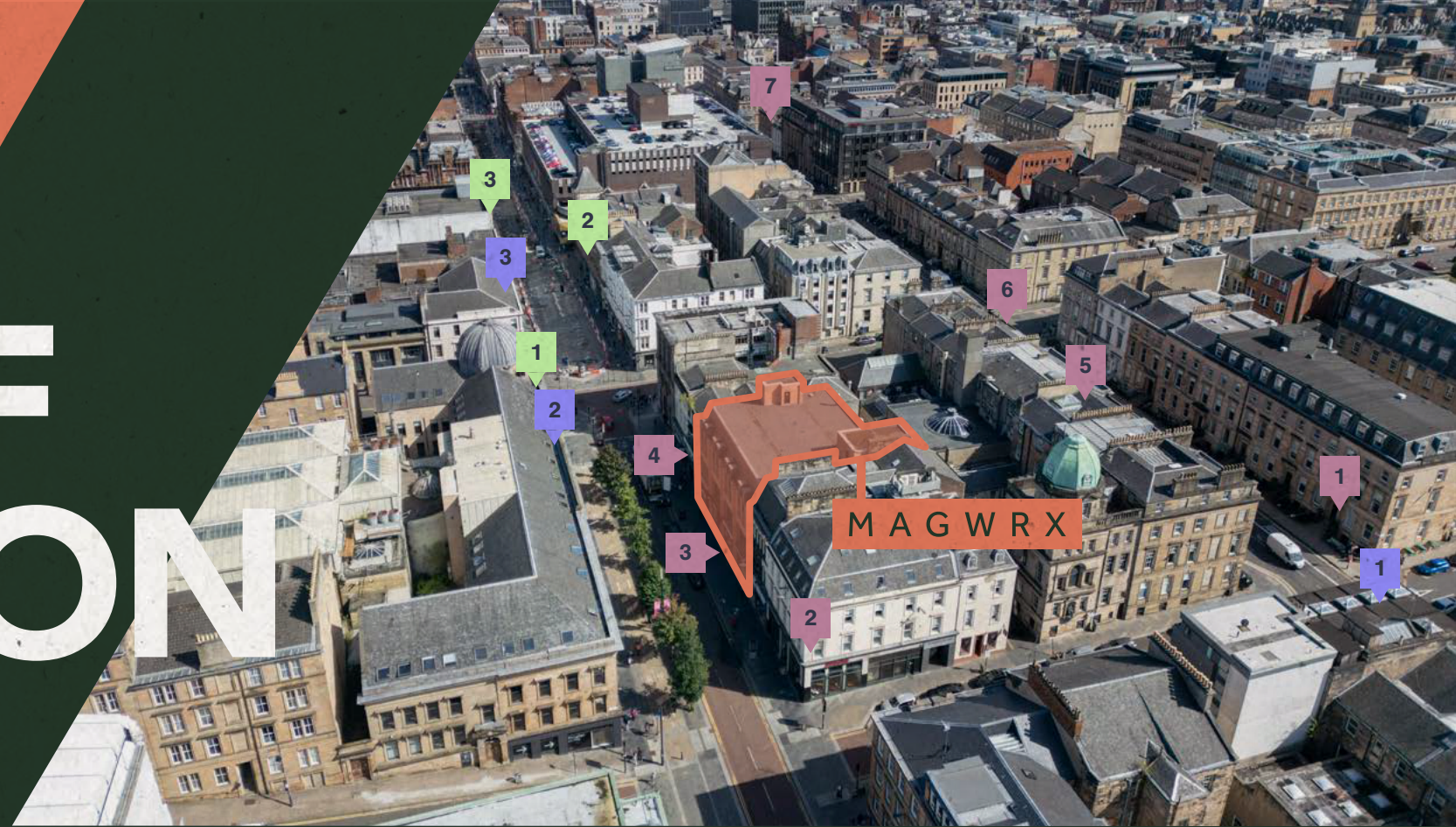


LAYOUT PLAN  
03





# HEART OF THE ACTION



## ▲ Coffee

- 1 Black Sheep Coffee
- 2 Caffè Nero
- 3 Costa Coffee

## ▲ Sandwich / convenience shops

- 1 Smile Café
- 2 Sprigg
- 3 Tesco Express

## ▲ Bars / Restaurants

- 1 Bunker
- 2 Nando's
- 3 Oodles
- 4 Taco Bell
- 5 Moskito
- 6 Saint Jude's
- 7 Heavenly Deserts







**FITTED WORKSPACE**  
**FROM 562 SQ FT – 11,145 SQ FT**  
**COMPLETION AUTUMN 2025**

# WHERE BUSINESS WRX

**MC<sup>2</sup>**  
0141 266 0717  
mc2-offices.com

Andy Cunningham  
andy@mc2-offices.com  
07793 808 490

Colin Mackenzie  
colin@mc2-offices.com  
07912 805 890

**WWW.MAGWRX.COM**

MC<sup>2</sup> gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or missives. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by MC<sup>2</sup> has any authority to make any representation or warranty whatsoever in relation to this property. MC<sup>2</sup> is the licensed trading name of MC<sup>2</sup> (Glasgow) Ltd. Company registered in Scotland no SC704375. Registered office: 9 Royal Crescent, Glasgow G3 7SP. Generated on May 2025.