

NEWSLETTER 4
MAY 2011

- The Olympia
- Eastgate Offices at Brook Street
- Red Tree Business Suites at Dalmarnock Road
- Key Contacts



THE OLYMPIA THEATRE - WORK BEGINS

Built as Glasgow's equivalent to the famous London Palladium, the Olympia Theatre of Varieties opened in September 1911. Over the years it served as a cinema, bingo hall and furniture warehouse before closing in the 1990s since when it has stood as a symbol and reminder of Bridgeton's proud history and heritage.

Responding to your demands, Clyde Gateway, with the support of the Scottish Government's Town Centre Regeneration Fund, bought the building for almost £2m at the end of 2009. We have spent the time since working with architects and engineers to find a way to redevelop the building and seek out new tenants to move into the Olympia as well as raising the further £8m needed for all the works.

The money is in place – more than half of it is coming from Clyde Gateway, with the Heritage Lottery Fund, Sportscotland, Historic Scotland, Better Glasgow Fund and the Glasgow Trades House Commonwealth Fund making up the rest.

CCG (Scotland) will be on-site for 18 months and by the end of 2012, the Olympia will be completely transformed.

Glasgow Life will bring a new and highly visible state-of-the-art library and learning centre to the ground floor, alongside which there will be a café. The first floor will be the home of a new centre of excellence for Amateur Boxing Scotland where their elite athletes will train in the run-up to and beyond the 2014 Commonwealth Games, while the top two floors will be developed as offices for let.

Clyde Gateway knows how important the Olympia is to the people of the East End and we will be looking to involve local residents, past and present, to work with us in a series of arts and heritage projects associated with the building. Further information on this will follow in the next few months.



Key facts about Olympia Redevelopment

Start Date : May 2011

Duration of Works : 18 months

Total cost : £10 million

New Jobs created for local people : 8



Contractor:

Funders:



Eastgate Offices at Brook Street

Construction is now well underway on the new 65,000 square foot office development, to be known as Eastgate, at the junction of London Rd and Brook St. The office will be occupied by Glasgow Community Safety Services (GCSS) who will bring 500 employees to Bridgeton when the project is completed in April 2012.

The project is being taken forward by Dawn Developments while the funding of £12.5M is being provided by Aviva Investors who will be the long term owner of the completed building. Dawn Developments, as the main contractor, is responsible for the construction of the project. There are currently approximately 25 people working on the site which is expected to peak at 100 later this year. Dawn Developments is committed to maximising the community benefits to local people and businesses through creating training and employment places as well as opportunities for local businesses through the construction works.

As part of the arts strategy for the project, the pupils and teachers from Eastbank Academy worked with a team of creative professionals over a 3 month period to produce the eye-catching hoarding around the site. Further information on the hoarding is at

www.londonroadmural.co.uk



Key facts for Eastgate Office Development

Start Date : January 2011

Duration of Works : 15 months

Total cost : £12.5 million

New Jobs created for local people : 20

Development of the Wedge Site at Bridgeton Cross

Proposals for a possible new use of the Wedge Site, bounded by London Road and Olympia Street, are being worked up by Clyde Gateway. The site has been unused since the former tenements and Bridgeton Public Halls were demolished in the 1970s.

Over the coming summer months, we intend to hold a public consultation on our proposals for the future use of the Wedge Site. Our initial thoughts are to build some offices with retail on the ground floor.



Red Tree Business Suites at Dalmarnock Road



Work is also now underway to transform what has long been seen as a Bridgeton eyesore.

The properties above the shops at Dalmarnock Road are now all owned by Clyde Gateway and will be converted into offices known as Red Tree Business Suites, Bridgeton.

The cost of this project is £3.6 million, most of which is coming from Clyde Gateway along with £1.14 million from the European Regional Development Fund.

Crudens Buildings and Renewals Ltd will be on-site for 12 months until spring 2012, and at the end of their work up to 35 office units of various sizes will be available for rent.

All existing shops on Dalmarnock Road on the ground floor will remain fully open for business throughout these works and disruption will be kept to a minimum. Clyde Gateway will also be working with the ground-floor business owners to try and improve the existing shop fronts.

Red Tree Business Suites will help to bring new jobs to Bridgeton to revitalise the economy of the area. The Suites will offer smart, stylish new office space at affordable rates and the plan is to attract small and medium sized companies to Bridgeton. Clyde Gateway has already completed a similar property - Red Tree Business Suites in Stonelaw Road, Rutherglen - which opens this summer.

The name for the new business properties was taken partly from our heritage of the Turkey Red dye which was introduced here at the end of the 18th Century and developed into a strong textile industry for well over 100 years. The Tree is symbolic of business growth and the new roots we are putting down today for the future of the community.

Please see the website for more details about the Red Tree development and for all letting information:
www.redtreebusinesssuites.co.uk

Contractor:



Funders:



Key facts about Red Tree Business Suites Bridgeton

Start Date : May 2011

Duration of Works : 12 months

Total cost: £3.6 million

New Jobs created for local people : 2

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