

Sale is a study in renovation

Controversial
14-storey tower
to be converted
into luxury
student quarters.
By Bob Serafini

A PROMINENT city centre landmark, which became an icon for Glasgow during the Commonwealth Games, when it proudly sported the People Make Glasgow banner, is set for a new future as student accommodation.

The 14 storey concrete tower, overlooking George Square, has been sold by Ryden on behalf of City of Glasgow College, who are due to move to a new custom built campus in the autumn.

Loved and hated in equal measure, depending on your view of the 1960s architecture which has elements in the style of Swiss-French architect Le Corbusier, this Grade B listed college building is now set for major new investment.

The new owners are Midlands based student accommodation group Study Inn, who plan to turn this huge 208,000 sq ft property into high quality student accommodation.

The company is expanding rapidly from its Coventry headquarters, with developments in Nottingham, Sheffield, Warwick and Cambridge and half a dozen more sites in prospect.

Its facilities offer fully furnished and serviced en-suite



TALL ORDER: City of Glasgow College has sold the horizon-dominating building which currently displays the People Make Glasgow banner.

luxury accommodation, with internet connection and social space, and it claims to have more than 140 nationalities among its international customers.

The sculptured rooftop of the North Hanover Street property, originally designed as gym, has been converted into a TV studio for media training, but the chequerboard external cladding remains and its large south-facing elevation will need upgrading from an environmental and energy conservation point of view.

In a massive boost to Glas-

gow's student market, the firm has also bought the college's nearby 88,000 sq ft Charles Oakley building in Cathedral Street, also B listed, for the same purpose.

Ryden say the sites attracted strong market interest and Mandy Watson, head of public sector work, said she was pleased to have concluded the deal in under a year.

Iain Marley, project director at City of Glasgow College, said: "The sale of these older properties forms part of our new campus strategy, which brings significant benefits to

Glasgow. Creation of new jobs alongside redevelopment of landmark city centre buildings will not only bring public realm improvements for the local community but also establish an impressive 'learning quarter' right in the heart of the city."

A multi-disciplinary project team, which sought to maximise market interest, manage risks and achieve timely completion of the deals, also included Mappin Consulting and legal advisers Anderson Strathern, with involvement from the Scottish Futures

Trust, Scottish Funding Council, and Historic Scotland.

The sale price has not yet been disclosed, but given the scale and central location of the properties, will run to several million pounds.

Two further college properties in the east end have also changed hands. A 23,000 sq ft former school at 30 Dornoch Street will be converted to office and business space by local firm Roddie Developments, with a similar project undertaken by Crestlink at the 50,000 sq ft former teaching complex at 10 Rogart Street.