206 SVS

206SVS.COM

PLAY FILM

TO LET

REFURBISHED WORKSPACE

GLASGOW · G2 5SG

206
SVS

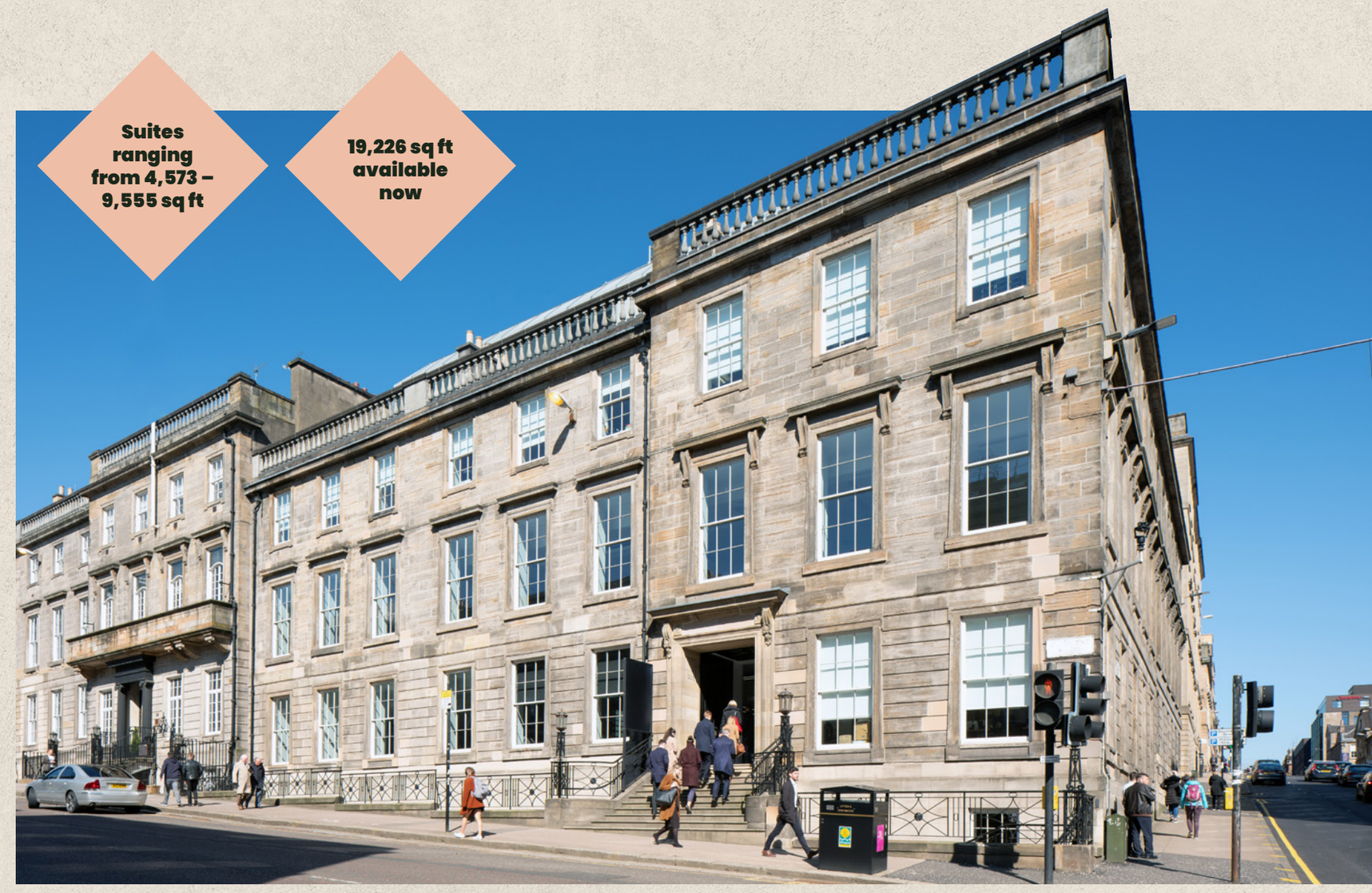
206 St Vincent Street, Glasgow, is more than just workspace – it's the destination for those who desire more from where they work & connect.

Just minutes from Central Station and the bustling heart of the business district, this location places you at the heart of all the city has to offer.

Step outside and explore a diverse culinary and cultural scene, everything from quirky coffee to fine dining, exhilarating leisure to informative heritage and convenience shopping to high end fashion. Whether you're looking to unwind, discover something new, or spark fresh ideas — this is a place for connection, innovation & endless possibility.

Suites ranging from 4,573 – 9,555 sq ft

19,226 sq ft available now



EXCEED EXPECTATIONS

206 SVS

BARS
01 Rioja
02 Bavaria Brauhaus
03 Stereo Bar
04 Blue Dog
05 Hope & Vincent Bar
06 Kitty O'Shea's
07 Malo
08 The Last Bookstore

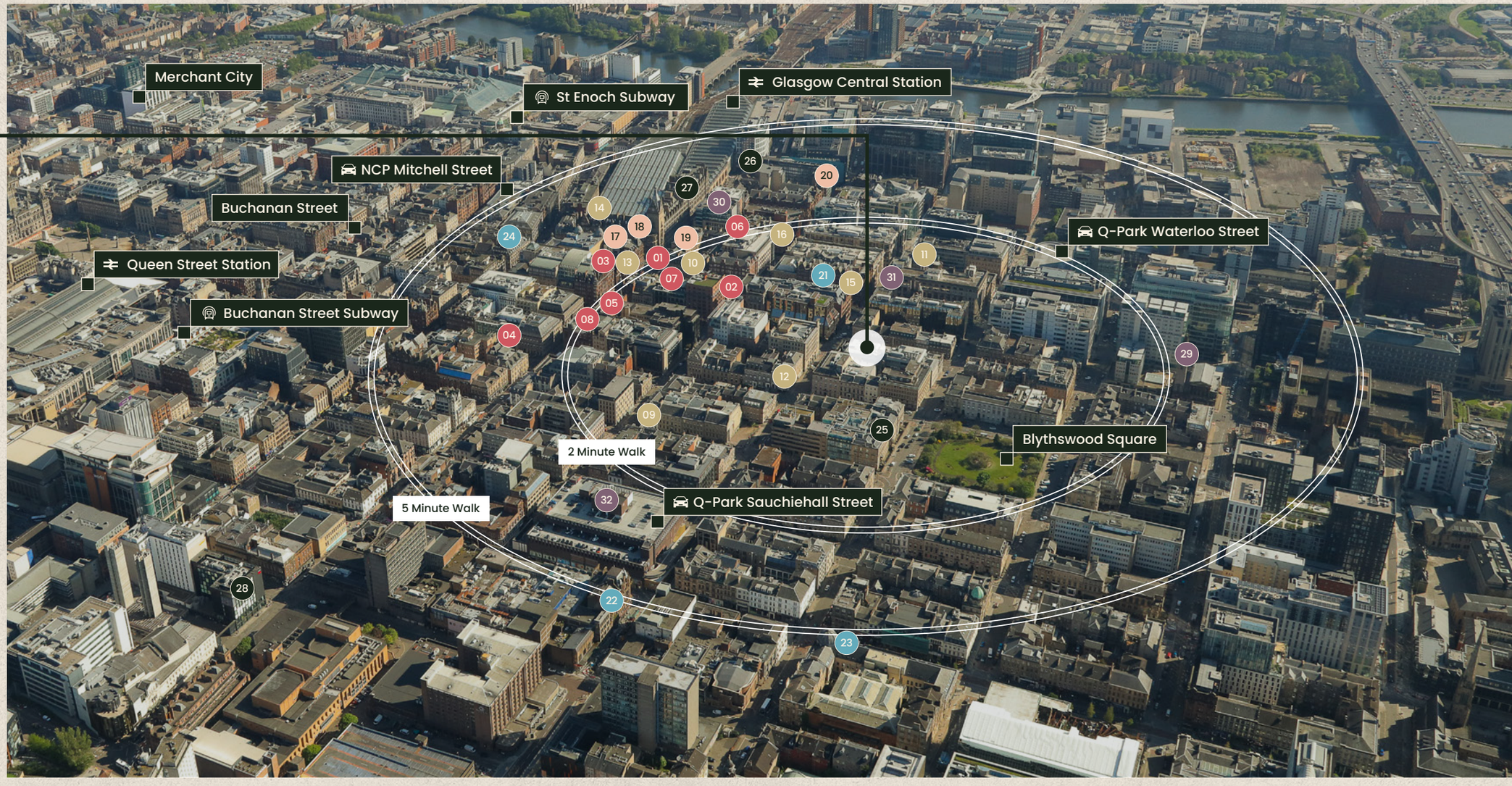
FOOD
09 Buck's Bar
10 Sweet & Sour
11 Ho Wong
12 Gamba
13 Mezcal
14 Alston Bar & Beef
15 Gōst
16 Sprigg

CONVENIENCE
17 Sainsbury's Local
18 Boots
19 Tesco Express
20 Co-op

COFFEE
21 Pret A Manger
22 Costa Coffee
23 Black Sheep Coffee
24 Blank Street

HOTELS
25 Kimpton Blythswood Square Hotel
26 Motel One Glasgow
27 voco Grand Central Hotel
28 Citizen M

FITNESS
29 The Gym
30 Pure Gym (HOPE ST)
31 BFT Fitness
32 Pure Gym (BATH ST)



LIFESTYLE MEETS LOCATION

206
SVS

A SPACE TO GROW, A PLACE TO THRIVE

Designed Around You

With sun-drenched interiors and sophisticated design, 206 SVS goes beyond meeting expectations — it anticipates them. Enjoy panoramic city views from the landscaped roof terrace, and take advantage of thoughtful amenities including secure cycle storage, modern shower facilities & a versatile multi-function room ideal for yoga sessions or team townhalls.

More than just a workspace, 206 SVS is a people-first environment — crafted to inspire collaboration, enhance wellbeing and support forward-thinking professionals every step of the way.

206 SVS

4TH
4,573 SQ FT

3RD
5,138 SQ FT

2ND
9,555 SQ FT

LET TO
MDDUS
Protecting professionals

PART LET TO
MDDUS
Protecting professionals

PART LET TO
W1M

Car & Cycle Parking Available

PART LET TO
JDD Joint Design Direction

PART LET TO
BALLANTYNE & CO

Showers & End-Of-Trip Facilities

Multi-Purpose Space

206
SVS

MAKE AN ENTRANCE

206
SVS

COME TOGETHER

206
SVS

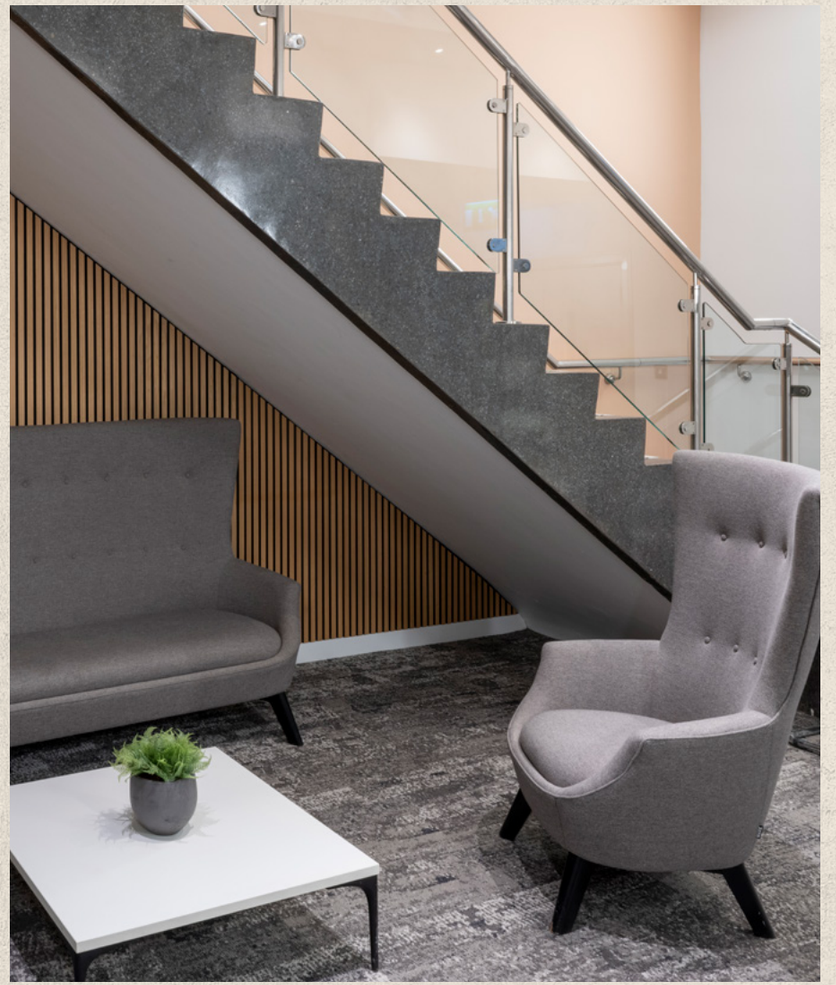
SPACE TO GROW

SECOND FLOOR

206
SVS

ILLUMINATING SPACE

206
SVS

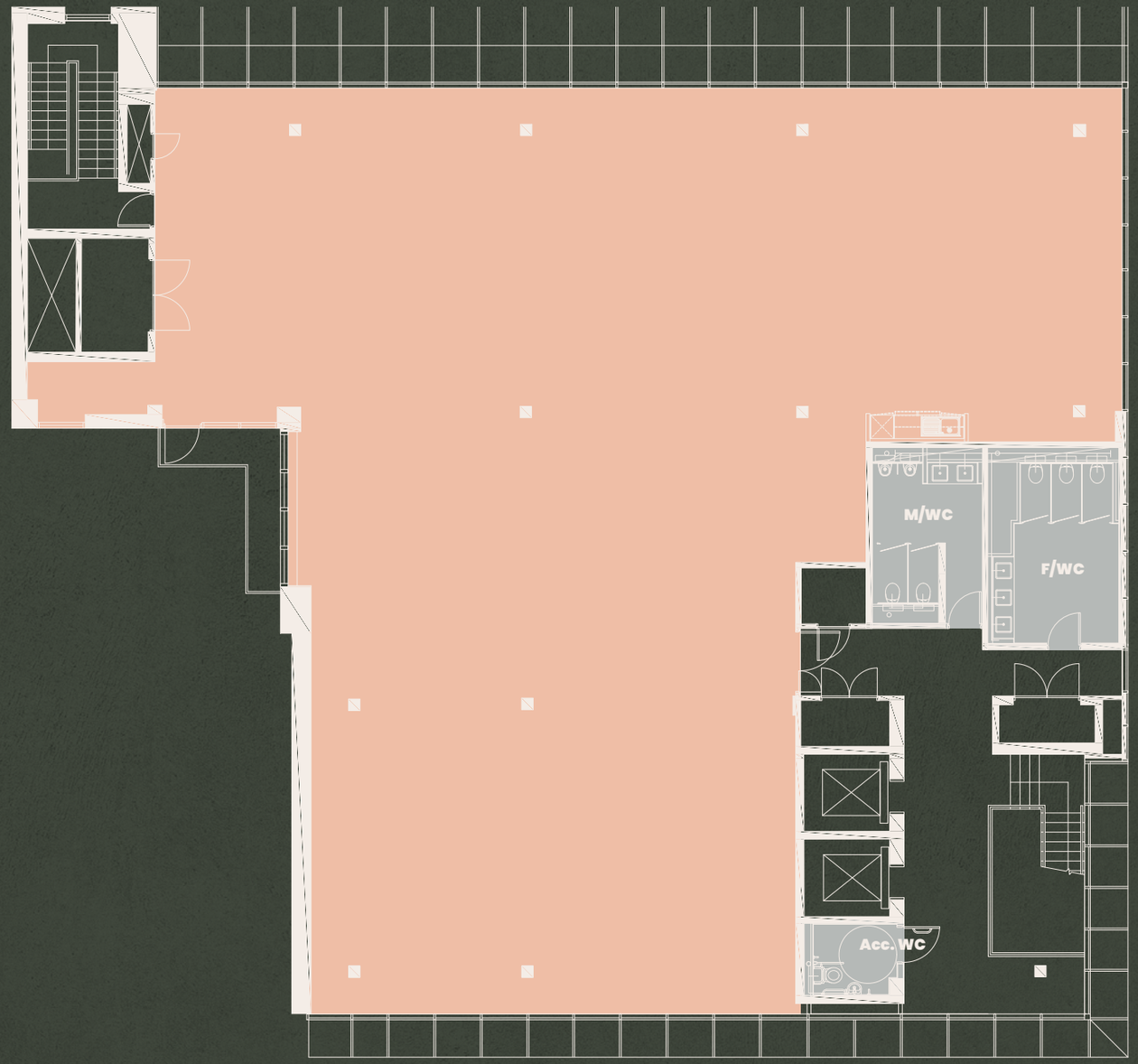


A PLACE TO THRIVE

206
SVS

FOURTH FLOOR

4,573 SQ FT



WEST CAMPBELL ST

ST VINCENT ST

N

206
SVS

SECOND FLOOR
9,555 SQ FT

N

206
SVS

LOWER GROUND

N

206 SVS

CRAFTED FOR QUALITY DESIGNED FOR BUSINESS

New **solar photovoltaic** panels at roof level

New energy efficient **Air-Conditioning** system

Backbone Connect throughout the building meaning a quick set-up and no wayleave required for incoming tenants

2,335 sq ft **private terrace** on the 3rd floor

Exposed ceiling on the 2nd floor

Hyper-connected only a few minutes' walk to Central and Queen Street Station

New suspended ceilings on the 3rd & 4th floors

Multi-purpose room, providing training, event and fitness activities

Refurbished reception with concierge

19 bike spaces accessible to tenants

EPC **'A'** Rating

7 **showers** with **End-of-Trip** facilities

48 **lockers** accessible to tenants

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PLAY FILM

START THE CONVERSATION

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