

206 SVS

206SVS.COM

TO LET

24,020 SQ FT

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 1,950 – 9,540 sq ft

24,020 sq ft available from Q1 2026



EXCEED EXPECTATIONS

Bars

- 01 Rioja
- 02 Bavarian Brewhouse
- 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 Göst
- 16 Sprigg

Convenience

- 17 Sainsbury's Local
- 18 Boots
- 19 Tesco Express
- 20 The Gym

Coffee

- 21 Pret a Manger
- 22 LAUNCH Coffee
- 23 Black Sheep Coffee
- 24 Blank Street

Hotels

- 25 Kimpton Blythswood Square Hotel
- 26 Motel One Glasgow
- 27 voco Grand Central Hotel



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
4,617 SQ FT

3RD
5,037 SQ FT

2ND
9,540 SQ FT

1ST

GND
2,877 SQ FT
AVAILABLE

LG
1,950 SQ FT
AVAILABLE

LET TO
MDDUS
Protecting professionals

PART LET TO
MDDUS
Protecting professionals

PART LET TO
JDD Joint Design
Direction

Car & Cycle
Parking
Available

Showers &
End-Of-Trip
Facilities

Multi-
Purpose
Space

Dedicated
Roof
Terrace

206
SVS



MAKE AN ENTRANCE

206
SVS



COME TOGETHER

206
SVS



**PLUG
AND
PLAY**

206
SVS



FLEXIBLE, NO LIMITATIONS

206
SVS

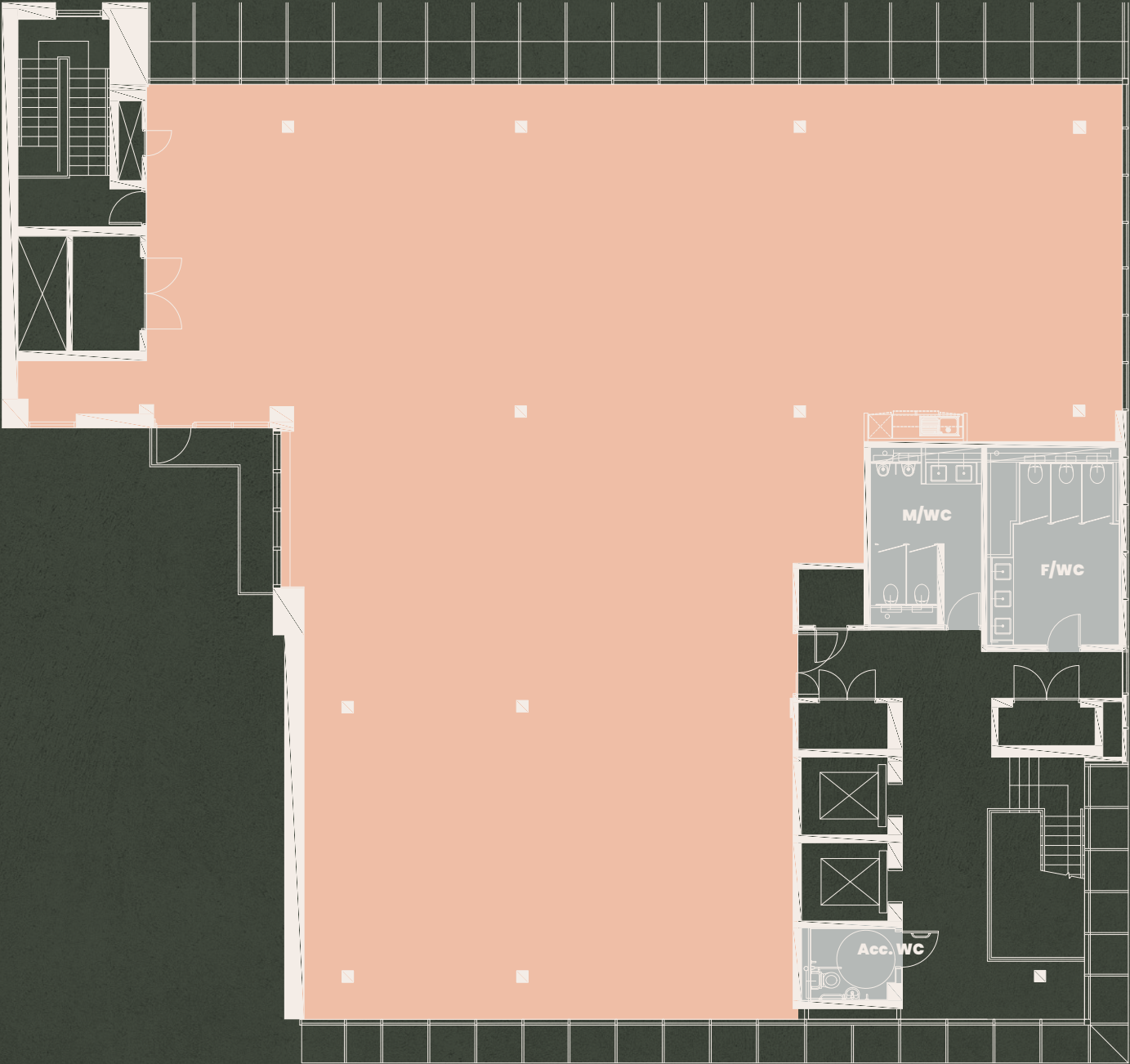
3RD FLOOR ROOF TERRACE

YOUR VIEW, YOUR VISION



206
SVS

FOURTH
FLOOR
4,617 SQ FT

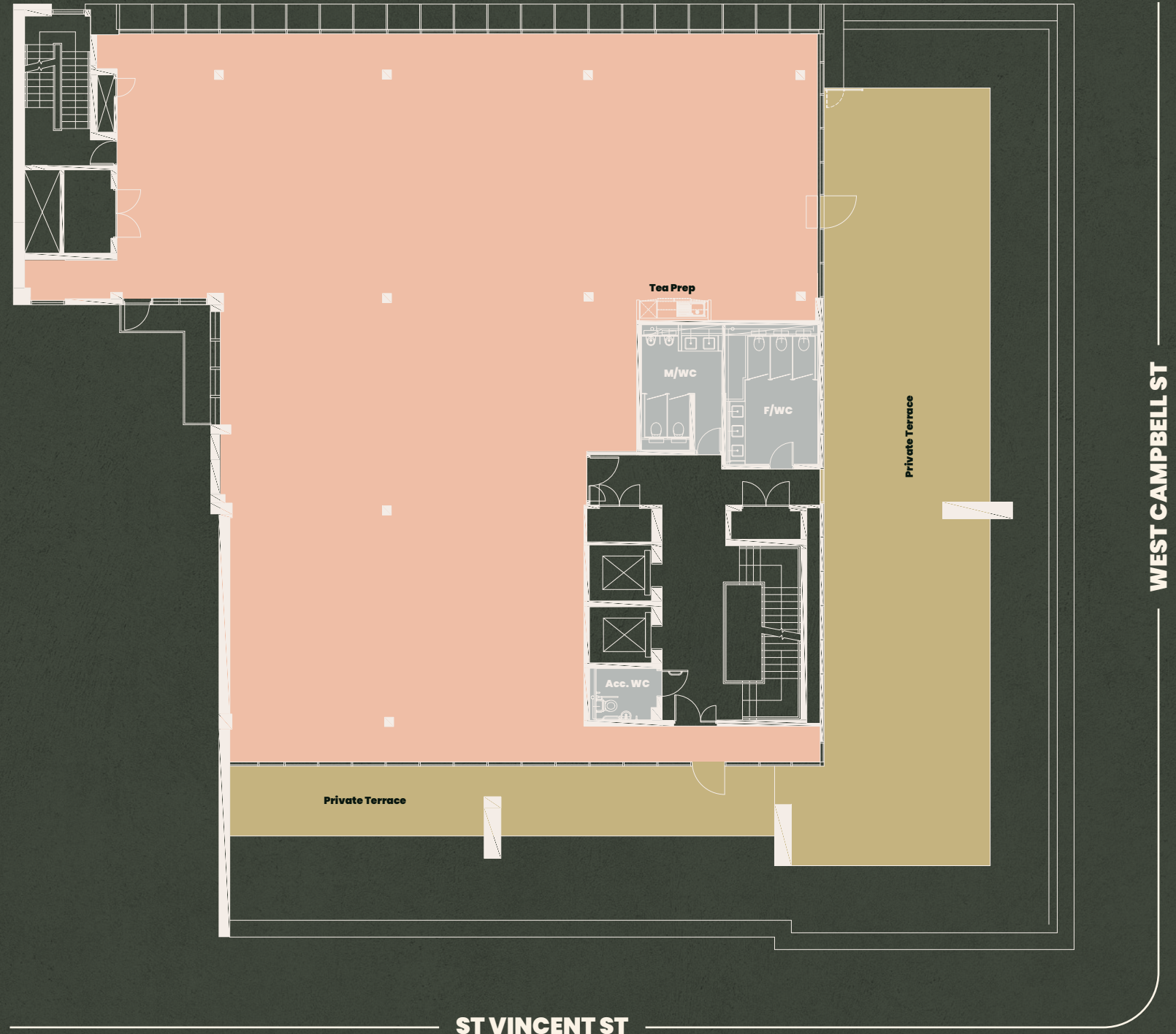


WEST CAMPBELL ST

ST VINCENT ST

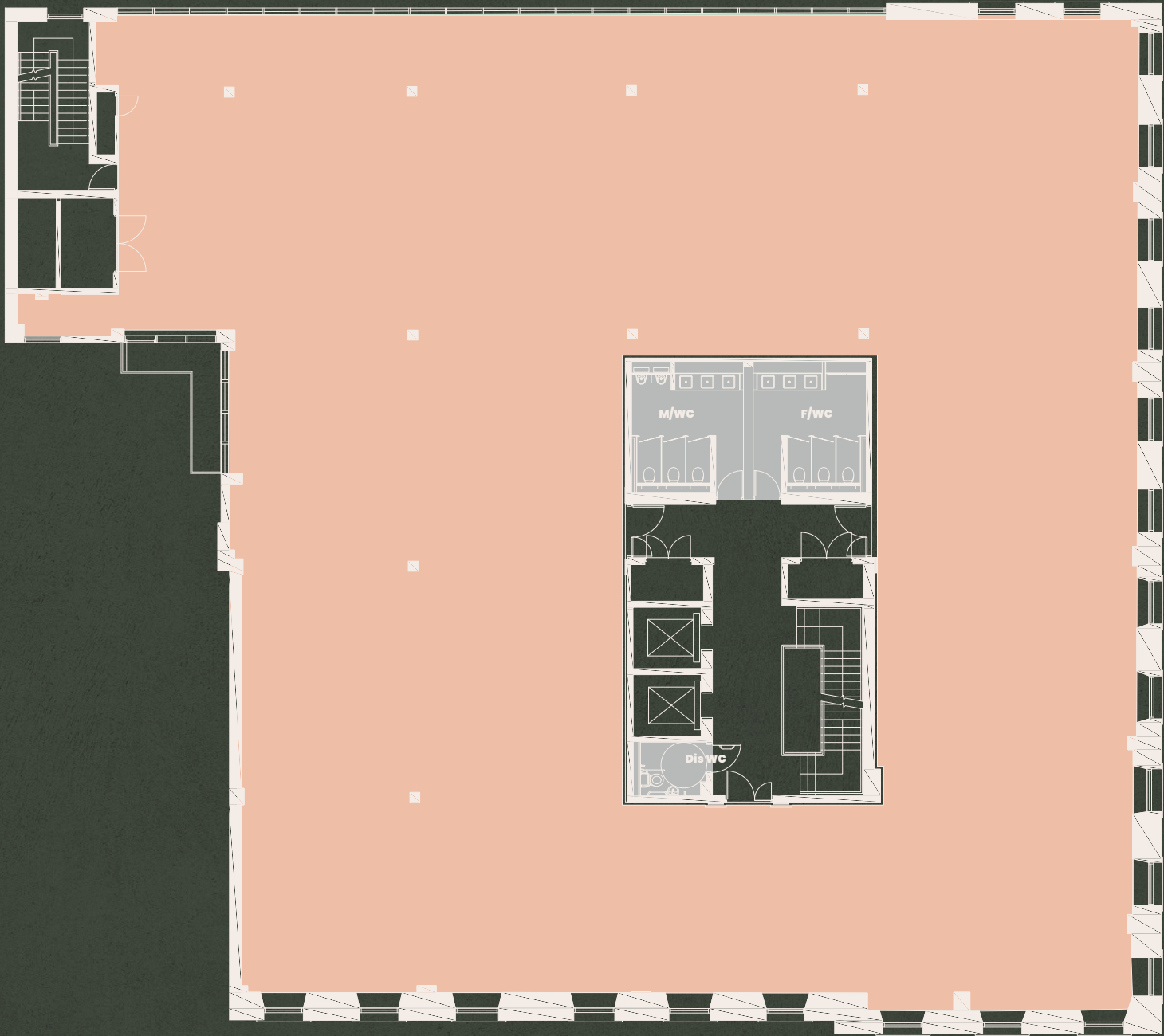
206
SVS

THIRD
FLOOR
5,037 SQ FT
+ 2,335 SQ FT TERRACE



206
SVS

SECOND
FLOOR
9,540 SQ FT



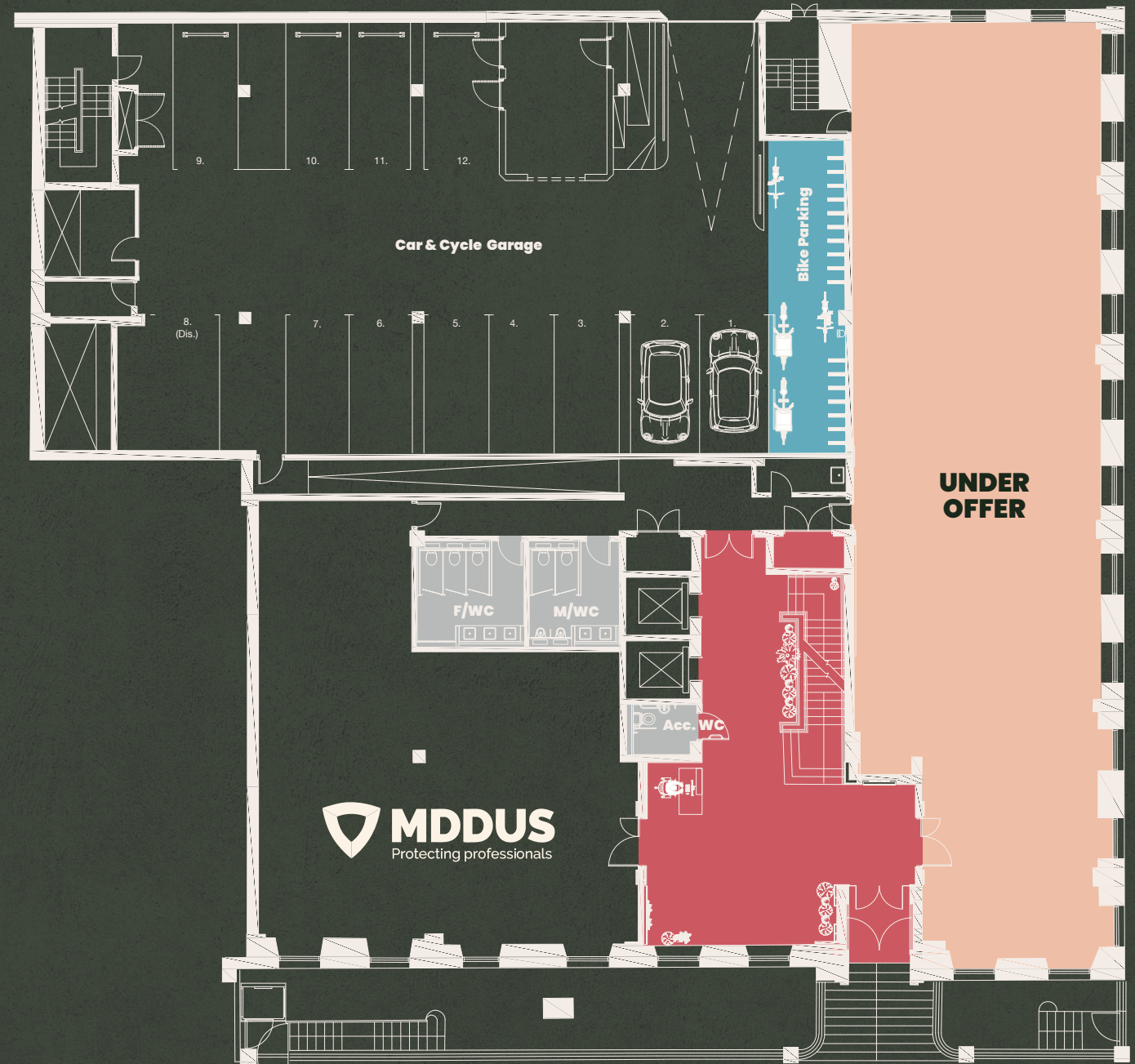
WEST CAMPBELL ST

ST VINCENT ST

206
SVS

GROUND FLOOR

2,877 SQ FT

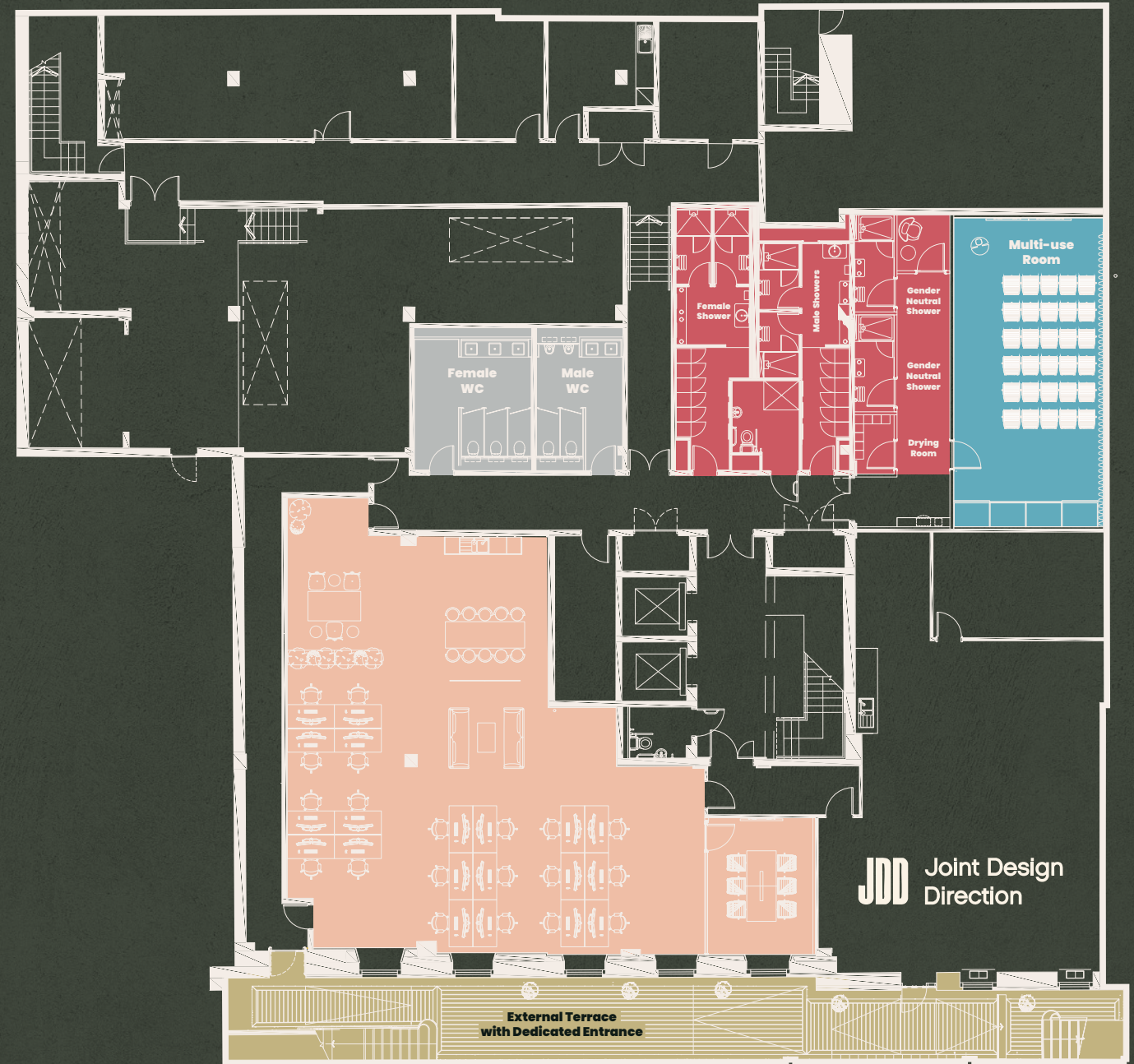


WEST CAMPBELL ST

ST VINCENT ST

206
SVS

LOWER GROUND 1,950 SQ FT



WEST CAMPBELL ST

ST VINCENT ST

206
SVS

CRAFTED FOR QUALITY DESIGNED FOR BUSINESS



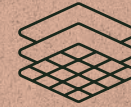
2,335 sq ft
private terrace
on the 3rd floor



Exposed ceiling
on the 2nd floor



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



Suspended ceilings
on the 3rd & 4th floors



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



935 sq ft
**refurbished
reception** with
concierge



20 **bike spaces**
and 48 **lockers**
accessible
to tenants



Targeting
EPC '**A**' Rating



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



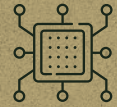
Plug & Play suite on
the ground and lower
ground floor, with
everything ready-to-go!



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

2025 SVS

START THE CONVERSATION



Ryden

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

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

Gillian Giles
gillian.giles@ryden.co.uk
07826 946 312

Tim Jacobsen
tim.jacobsen@ryden.co.uk
07787 183 341

MC2/Ryden 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 MC2/Ryden has any authority to make any representation or warranty whatsoever in relation to this property. MC2 is the licensed trading name of MC2 (Glasgow) Ltd. Company registered in Scotland no SC704375. Registered office: 102 Hope Street, Glasgow, G2 6PH. Generated November 2025.