

ONE
TWO
THREE

ST VINCENT STREET
GLASGOW / G2 5EA

ONE
TWO
THREE



NEW WORKSPACE AT THE CENTRE OF GLASGOW'S BEATING HEART



Comprehensive refurbishment of a landmark Glasgow office building



Delivery in Q4 2026



Suites from 2,300 to whole floors of 15,700 sq ft



ONE
TWO
THREE

UNRIVALLED LOCATION






BARS/RESTAURANTS

- 01. Göst
- 02. La Lanterna
- 03. Pizza Punks
- 04. Drum and Monkey
- 05. Turtle Bay
- 06. Bavaria Brauhaus
- 07. Hope and Vincent
- 08. Bucks Bar
- 09. Pho
- 10. Nuku Nuku
- 11. Little Tuscany
- 12. The Fat Hippo
- 13. Topalabamba
- 14. Tony Macaroni
- 15. The Last Bookstore
- 16. Stereo

CAFÉ/CONVENIENCE

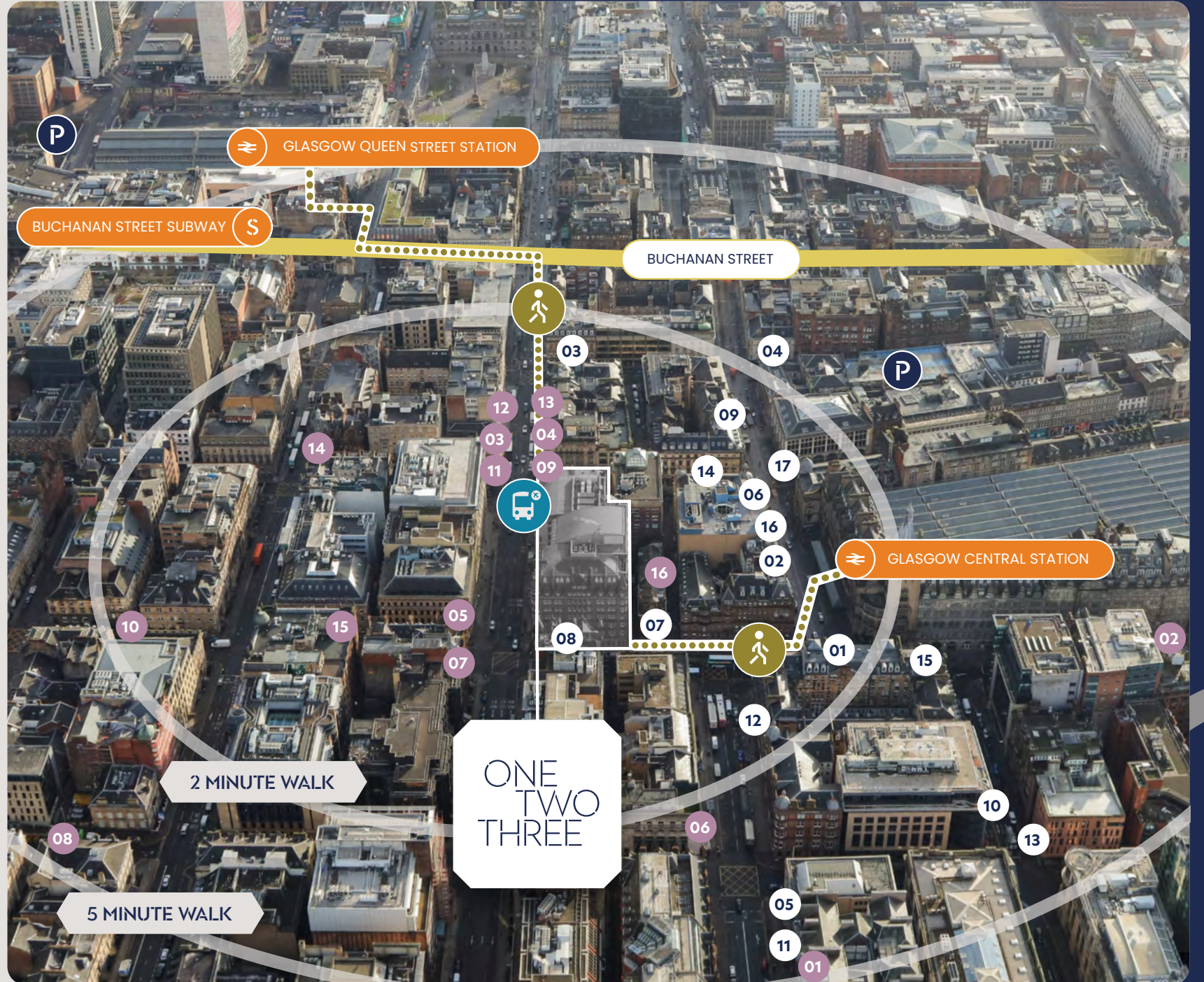
- 01. Tesco Express
- 02. Sainsburys Local
- 03. Costa
- 04. Pret a Manger
- 05. Starbucks
- 06. Greggs
- 07. Homemade
- 08. Café Fame
- 09. Blank Street Coffee
- 10. Absolute Roasters
- 11. Metro Sandwich
- 12. Bao
- 13. Sprigg
- 14. Taco Mazama
- 15. Café Nero
- 16. Baynes Bakery

KEY CONNECTIONS

-  Glasgow Central Train Station **2 MINS**
-  Voi Bike Station **4 MINS**
-  Buchanan Street Subway Station **5 MINS**
-  Queen Street Train Station **5 MINS**
-  St Enoch Subway Station **9 MINS**

KEY

-  Airport bus stop
-  Multi-storey car park



ONE
TWO
THREE



NEW WORKSPACE AT THE CENTRE OF
GLASGOW'S BEATING HEART

SPECIFICATION



All electric
VRF Air
Conditioning



Large flexible
floorplates from
15,700 sq ft



6 storey atrium with
integrated coffee /
juice bar and informal
meeting spaces



4 x 16 person new
high speed lifts with
smart technology



2.7m clear floor
to ceiling height
/ 3.2m floor to
exposed ceiling



Range of delivery
options, from shell and
floor to Fully Fitted



Design density
of 1/10 sq m

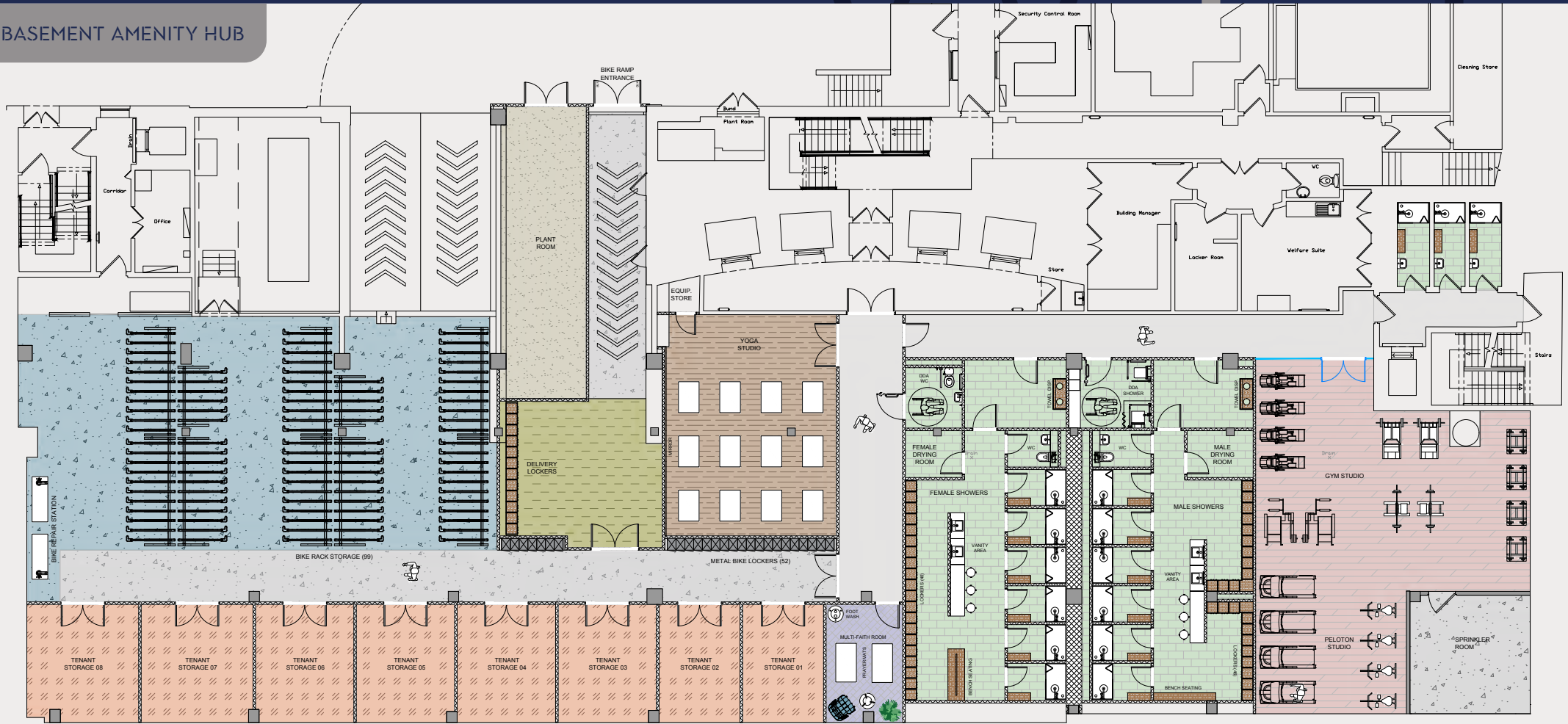


High quality male,
female and accessible
WC's on each floor












32 car
parking spaces

UPPER BASEMENT AMENITY HUB



AMENITY &
WELLBEING

-  99 bicycle storage racks
-  16 private showers
-  High specification gym
-  2 x bicycle repair stations
-  Male and female drying rooms
-  Multi-faith room
-  134 lockers
-  Yoga studio
-  Secure Amazon locker zone



ONE
TWO
THREE

SUSTAINABILITY

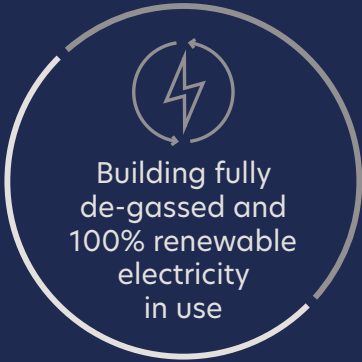


*EPC A



BREEAM®

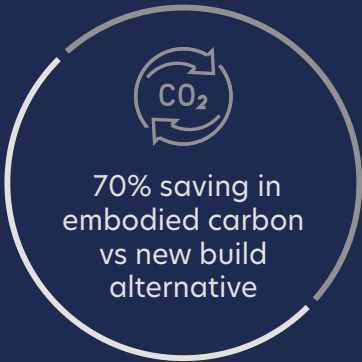
*BREEAM
'Excellent'



Building fully
de-gassed and
100% renewable
electricity
in use



New energy efficient
VRF air conditioning
system throughout



70% saving in
embodied carbon
vs new build
alternative



Smart sub metering
for energy
optimisation



* Targeting

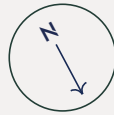


FLOOR	SQ FT (NIA)	AVAILABILITY	USE
Roof Level	-	-	Landlord and Tenant Plant
8th Floor	14,706	Available	Office
7th Floor	15,753	Available	Office
6th Floor	15,519	Available	Office
5th Floor	15,426	Available	Office
4th Floor	15,364	Available	Office
3rd Floor	14,945	Available	Office
2nd Floor	14,721	Available	Office
1st Floor			Office
Ground	2,288 - 6,033	Available	Reception, auditorium / meeting, flex office suites
Upper Basement			Bike Parking and Amenity Hub
Lower Basement			Car parking (32 Spaces)



2,288-6,033 SQ FT

- 01 Auditorium
- 02 Coffee / juice bar
- 03 Informal meeting spaces
- 04 The lounge
- 05 Library
- 06 Fully Fitted Offices



AREA	WORKSPACE 1	WORKSPACE 2	WORKSPACE 3
Net Internal Area	6,033 sq ft	2,288 sq ft	2,457 sq ft
Desks (1400mm Wide)	60	30	24
Welcome Area	1		1
Welcome / Collab Area		1	
1 Person Call Room	3	2	1
2 Person Meeting Room	1		1
5 Person Meeting Room	2		
8 Person Meeting Room		1	
10 Person Boardroom	1		1
Private Office	2		1
Touch Down / Collab Areas	2		1
Tea Point	1	1	1
Print Area	2	1	1
Comms Room	1		1
Comms Cupboard		1	
Store Room	1		



HOPE STREET

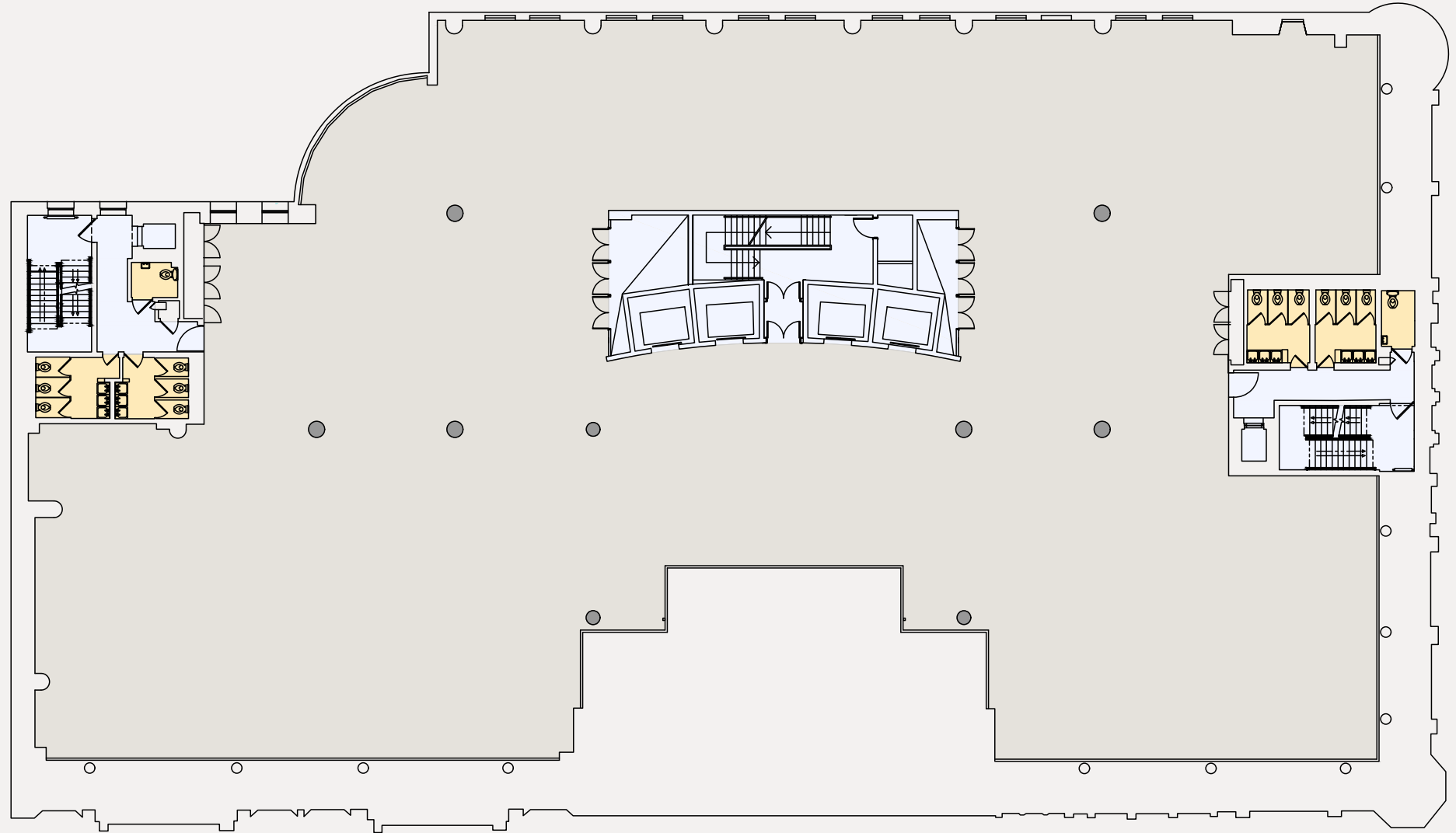
ST VINCENT STREET

ONE
TWO
THREE

TYPICAL UPPER FLOOR

SPACE

15,700 SQ FT



HOPE STREET

ST VINCENT STREET

15,700 SQ FT

- 01 Multi functional area
- 02 Tea point and breakout area
- 03 Arrival lounge
- 04 Wellness
- 05 Huddle rooms
- 06 Call rooms and booths
- 07 Private offices
- 08 Meeting rooms







HOPE STREET

ST VINCENT STREET

Area	Quantity
Desks (1400mm Wide)	152
Occupancy Ratio	1:10m ²
Welcome Area	01
1 Person Call Room	04
1 Person Call Booth	04
4 Person Meeting Room	04
8 Person Meeting Room	01
12P Meeting Room	01
Huddle Room	02
Private Office	04
Touch Down / Collab Areas	12
Tea Point	01
Wellness Room	01
Print Area	02
Comms / Store Room	01

123 ST VINCENT STREET DELIVERS...

 <p>ESG CREDENTIALS</p>	 <p>GENEROUS STAFF AMENITIES</p>	 <p>FULLY FLEXIBLE SPACE</p>	 <p>UNRIVALLED LOCATION</p>
<p>EPC "A" and BREEAM "Excellent"*</p>	<p>Feature reception with six storey atrium, integrated coffee / juice bars, and informal meeting spaces</p>	<p>117,000 sq ft over 8 floors with flexible floor plates of 15,700 sq ft (typical floor)</p>	<p>At the heart of Glasgow's core business and transport hub</p>
<p>Building fully de-gassed and 100% renewable electricity in use</p>	<p>High specification gym, spin studio and flexible yoga space</p>	<p>Three fully fitted suites on the Ground floor, ranging in size from 2,300 sq ft to 6,000 sq ft</p>	<p>Just 2-5 minutes from Central Station, Queen Street Station and Buchanan Street Subway</p>
<p>New energy efficient VRF Air Conditioning system throughout</p>	<p>Extensive 'End of Journey' facilities with 99 secure cycle racks, 134 lockers & 16 private showers</p>	<p>Upper floors available on "shell and floor", CAT A or CAT A+ Fully Fitted basis</p>	<p>In the centre of Glasgow's retail/leisure districts</p>
<p>70% saving in embodied carbon vs new build alternative</p>	<p>Large 70 person auditorium space at ground floor offering flexible staff event and meeting options</p>	<p>Secure tenant storage spaces available within upper basement area</p>	<p>Immediate access to Glasgow Airport bus line</p>

* targeting



ONE TWO THREE

ST VINCENT STREET
GLASGOW / G2 5EA

CONTACT

Alistair Reid

E alistair.reid@jll.com
M +44 (0)7711 054 848

Aleksander Alfer

E aleksander.alfer@jll.com
M +44 (0)7592 506 290

Andy Cunningham

E andy@mc2-offices.com
M +44 (0)7793 808 490

Colin Mackenzie

E colin@mc2-offices.com
M +44 (0)7912 805 890



MISREPRESENTATION ACT: MC2/JLL for themselves and for the vendors of this property whose agent they are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of MC2/JLL or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither MC2/JLL nor any person in their employment has an authority to give any representation or warranty in relation to this property. April 2026. Produced by [Fifth House](#)