

— GLASGOW CITY CENTRE

Merchant Quarter Residences Portfolio

Two landmark serviced apartment buildings in the heart of Glasgow,
offered together as a single heritable investment opportunity.



18

SERVICED APARTMENTS

2

CHARACTER BUILDINGS

A & B

LISTED BUILDINGS

EPC B

ENERGY RATING

Two landmark buildings at the heart of Glasgow

The Merchant Quarter Residences Portfolio comprises two serviced apartment blocks of considerable architectural character, comprising 18 apartments in total across two prime city centre addresses, with a combined gross internal area of 7,143 sq ft (663 sq m).

Both properties sit within minutes of Buchanan Street and Queen Street stations, the Merchant City, and major universities. Surrounded by Glasgow's premier retail, dining, and cultural amenities, both buildings are fully renovated and ready to operate.



4 Glassford Street



23 Nelson Mandela Place

4

Glassford Street
8 Apartments · A-Listed · Renovated 2015

23

Nelson Mandela Place
10 Apartments · B-Listed · Renovated 2016

7,143

Total sq ft
663 sq m combined gross internal area

RAIL

AIR

ROAD

UNDERGROUND

ACTIVE TRAVEL

E-BIKE HIRE

Voi city-wide scheme — 1,000+ e-bikes
at 150+ locations available 24/7

A thriving market underpinned by exceptional fundamentals

Glasgow is the undisputed economic powerhouse of Scotland, generating £60.15 billion in GVA in 2023 — the fourth highest of any core city region in the UK. Its short-stay market reflects this strength, with hotel occupancy at 78% by end of 2024 — the highest level since 2019.

78% HOTEL OCCUPANCY 2024	£74 REVPAR — +32% VS PRE-PANDEMIC	4.72M OVERNIGHT VISITORS P.A.	£1.84B ANNUAL TOURISM SPEND
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Events

The OVO Hydro — consistently ranked in Pollstar's global top 10 arenas — attracts over one million visitors per year. Glasgow has already hosted the 2026 Commonwealth Games (July–August), and is due to host Tour de France Grand Départ 2027, and UEFA Euro 2028, representing a sustained pipeline of international visitor demand.

Technology

Glasgow attracted £267 million in venture capital investment between 2023 and 2024, and its tech ecosystem enterprise value reached £3.4 billion in 2023 — an 89% increase since 2018. Dell, Cisco and Hewlett Packard maintain a significant presence alongside a rapidly growing startup community.

Finance

Glasgow is one of the UK's leading financial centres. Barclays' Northern European Hub houses 5,000 employees in the city, while Morgan Stanley and JP Morgan also maintain major operations — collectively underpinning deep, consistent corporate accommodation demand within easy walking distance of the Portfolio.

23 Nelson Mandela Place

SITUATION

23 Nelson Mandela Place occupies a prime position in the heart of Glasgow city centre, fronting one of the city's most vibrant public squares, close to the landmark Royal Concert Hall and within walking distance of Buchanan Street and George Square. The principal business district — including Barclays, JP Morgan and Morgan Stanley — is a short walk away, with Queen Street Station virtually on the doorstep.

DESCRIPTION

Housed within an impressive B-listed Victorian building of considerable architectural merit, comprising ten fully furnished serviced apartments arranged across the first to third floors, comprehensively renovated in 2016. Each studio features a fully equipped open-plan kitchen and living area, a well-sized bedroom with built-in storage, and a stylish shower room.



APARTMENTS 10 Studios	FLOOR AREA 2,852 sq ft (265 sq m)	UNIT SIZES 246 – 420 sq ft	LISTED STATUS B-Listed
RENOVATED 2016	EPC RATING B (May 2023)	RATEABLE VALUE £45,000	STATIONS Queen St 5 min · Central 7 min

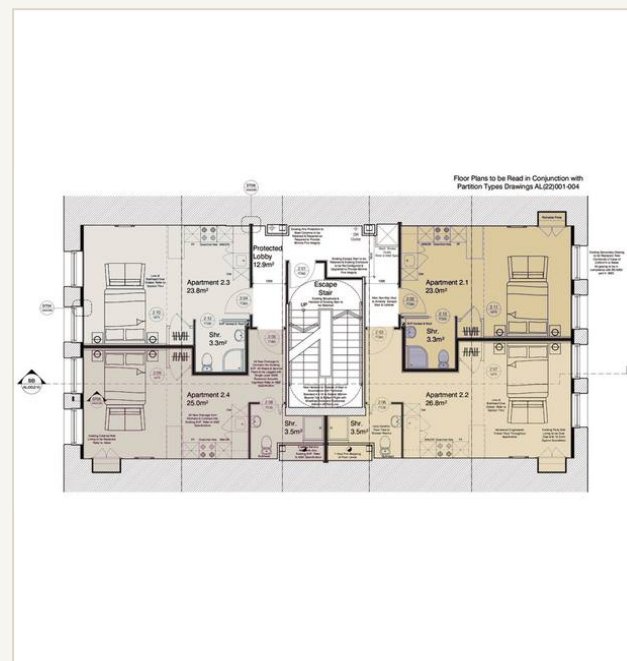
Floor Plans



First Floor

Apartment 1.1 — 29.0 Sq M / 312 Sq Ft

Apartment 1.2 — 39.0 Sq M / 420 Sq Ft



Second Floor

Apartment 2.1 — 23.0 Sq M / 248 Sq Ft

Apartment 2.2 — 26.8 Sq M / 288 Sq Ft

Apartment 2.3 — 23.8 Sq M / 256 Sq Ft

Apartment 2.4 — 25.0 Sq M / 269 Sq Ft



Third Floor

Apartment 3.1 — 22.9 Sq M / 246 Sq Ft

Apartment 3.2 — 26.8 Sq M / 288 Sq Ft

Apartment 3.3 — 23.6 Sq M / 254 Sq Ft

Apartment 3.4 — 25.1 Sq M / 270 Sq Ft

Approx. Gross Internal Areas. For identification purposes only — not to scale.

4 Glassford Street



SITUATION

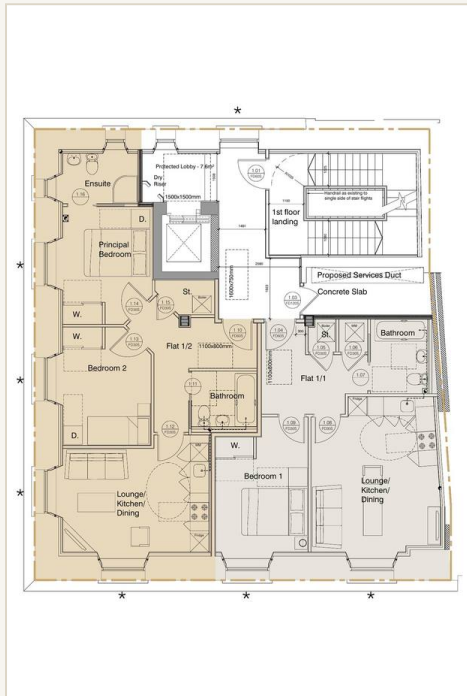
4 Glassford Street occupies a commanding corner position at the junction of Glassford Street and Trongate, at the southern gateway to Glasgow's Merchant City district, amid an exceptional concentration of acclaimed independent restaurants, bars and galleries. Glasgow Central Station is within a 10 minute walk, with the property benefiting from proximity to the city's growing financial and professional services cluster.

DESCRIPTION

Housed within a striking A-listed Victorian building offering an immediate sense of Glasgow's rich mercantile heritage, comprising eight fully furnished serviced apartments across the first to fourth floors, comprehensively renovated in 2015. The first to third floors provide one and two-bedroom apartments with generous ceiling heights; the fourth floor houses two exceptional loft-style studio apartments.

APARTMENTS	FLOOR AREA	UNIT SIZES	LISTED STATUS
8 (1-bed, 2-bed & Studios)	4,291 sq ft (398 sq m)	435–670 sq ft · 449–505 sq ft (studios)	A-Listed
RENOVATED	EPC RATING	RATEABLE VALUE	STATIONS
2015	B (all units, Jul 2022)	£71,000	Central 10 min · Queen St 9 min

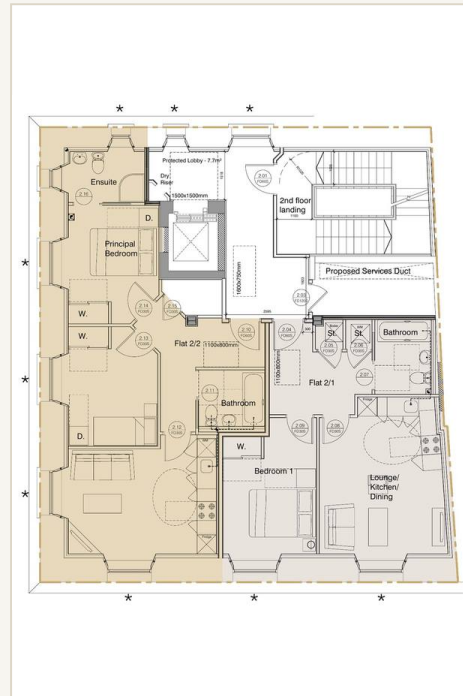
Floor Plans



First Floor

Flat 1/1 (1 Bed) — 48 Sq M / 520 Sq Ft

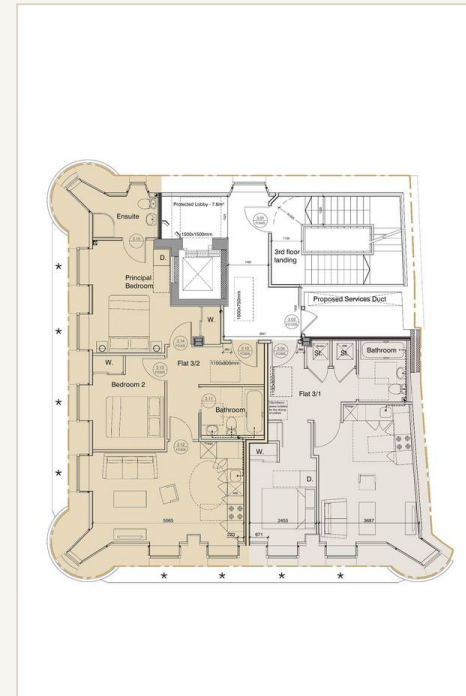
Flat 1/2 (2 Bed) — 58 Sq M / 625 Sq Ft



Second Floor

Flat 2/1 (1 Bed) — 42 Sq M / 455 Sq Ft

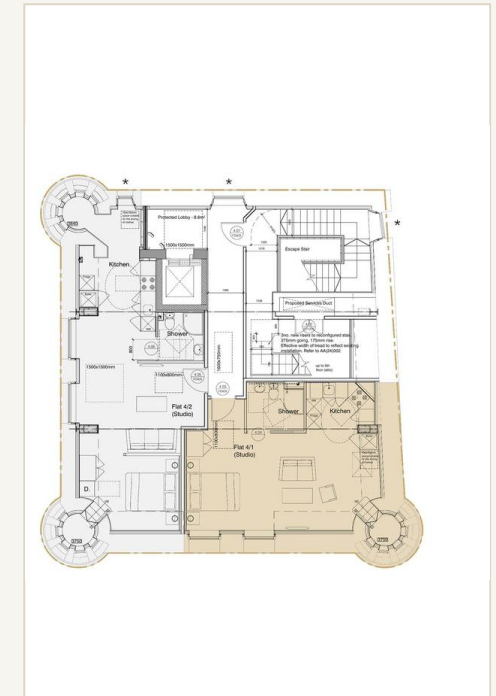
Flat 2/2 (2 Bed) — 59 Sq M / 632 Sq Ft



Third Floor

Flat 3/1 (1 Bed) — 40 Sq M / 435 Sq Ft

Flat 3/2 (2 Bed) — 62 Sq M / 670 Sq Ft



Fourth Floor

Flat 4/1 (Studio) — 42 Sq M / 449 Sq Ft

Flat 4/2 (Studio) — 47 Sq M / 505 Sq Ft

Approx. Gross Internal Areas. For identification purposes only — not to scale.

INVESTMENT PROCESS

Further Information

The preference is to sell the portfolio in whole however consideration will be given to a sale of individual properties. Prospective purchasers are invited to contact EGM Property Consultants to discuss the opportunity and request further information.

EGM Property Consultants

SOLE SELLING AGENTS

FURTHER INFORMATION

For further details, or to arrange a viewing, please contact the sole selling agents.

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