

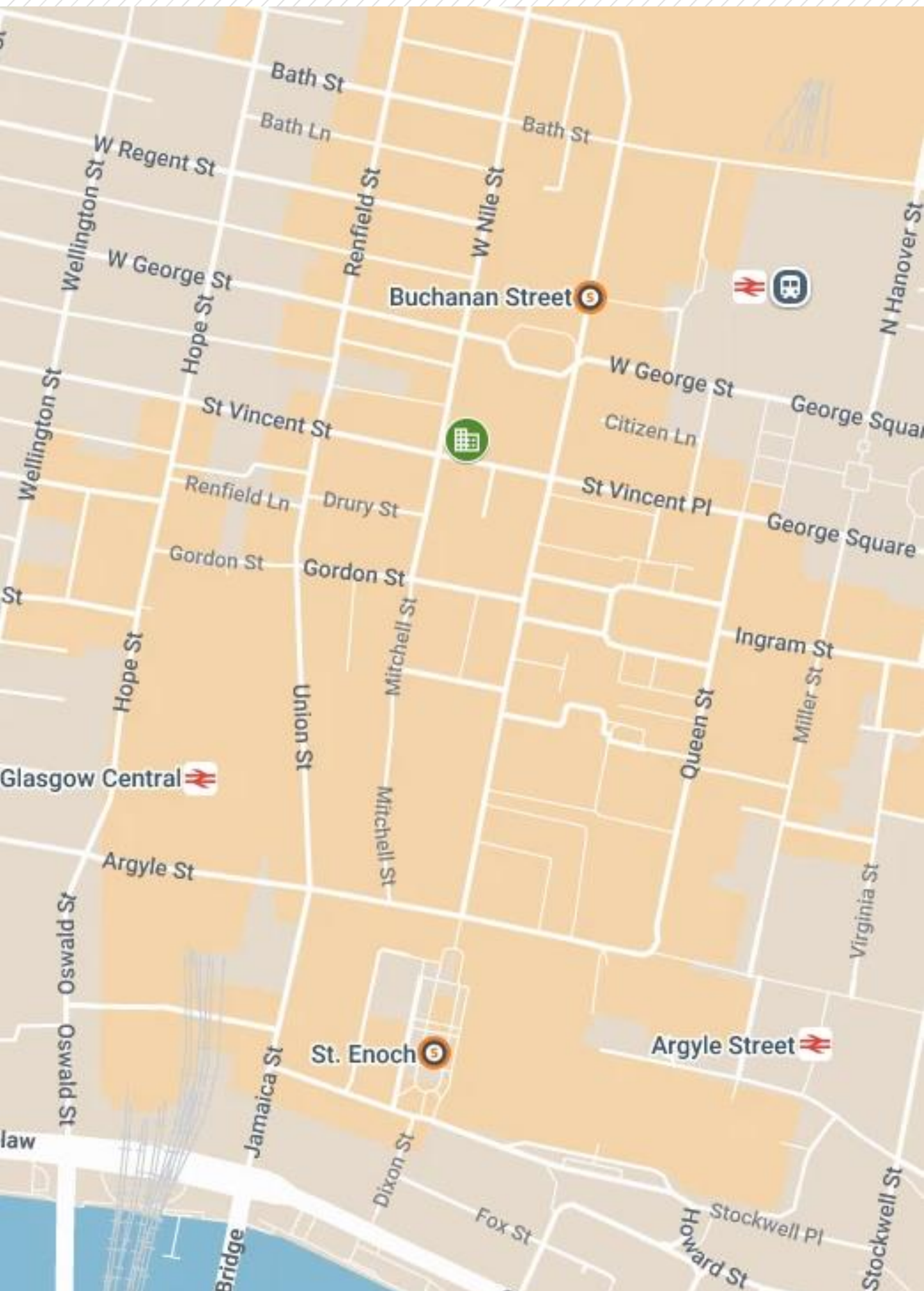


3rd Floor (West), 48 St Vincent Street, Glasgow, G2 5TS

TO LET

FULLY FITTED OFFICE SUITE AVAILABLE IN PRIME CENTRAL GLASGOW OFFICE BUILDING

9,177 SQ FT



Summary

- Grade level building entrance with manned reception
- x3 passenger lifts
- Raised access flooring
- Suspended ceiling with LED lighting
- Air-conditioning
- Fully fitted office with reception area, x3 meeting rooms, x4 executive offices, client tea point, staff kitchen/breakout area and 76 workstations
- Dedicated male and female toilet facilities plus access to additional communal toilets
- Lease expires 4/7/2033 with a Tenant only break option on 4/7/2028.
- 3 secure basement parking spaces

3rd Floor - West

9,177 Sq ft

852.54 Sq m

LOCATION

Located at the corner of St. Vincent Street and Buchanan Street, in the heart of Glasgow's Central Business District (CBD), 48 St. Vincent Street benefits from immediate access to a host of amenities with Buchanan Street Shopping district on the doorstep as well as access to a wide variety of hotels, cafes, bars and restaurants.

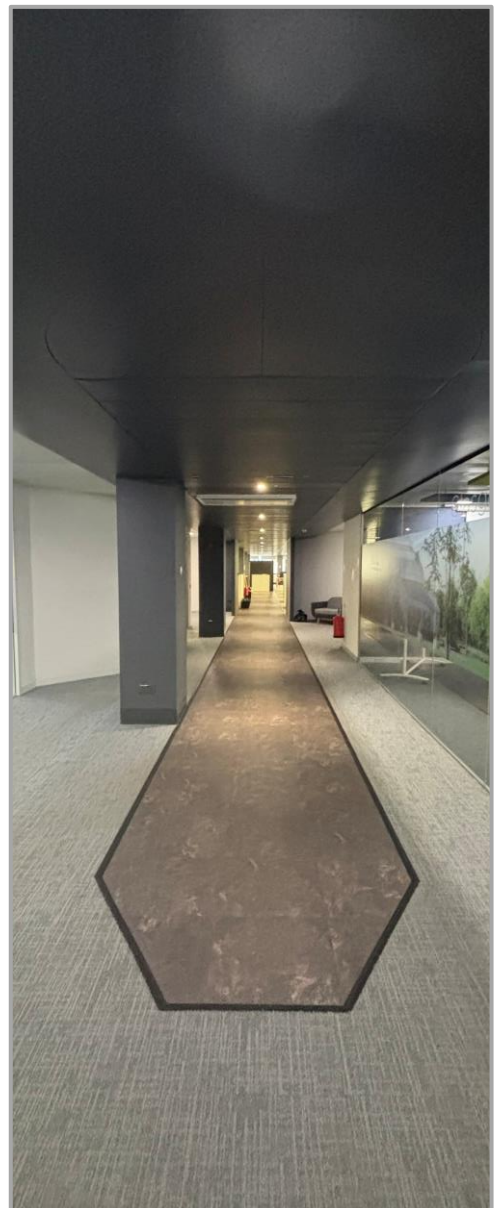
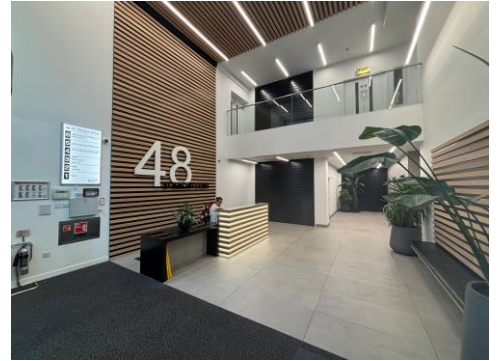
Queen Street and Central mainline railway stations are within short walking distance as is the Subway network via Buchanan Street or St. Enoch stations. Numerous key bus services operate along St. Vincent Street and the nearby West George Street and Renfield Street.

DESCRIPTION

48 St. Vincent Street is a modern office building occupying a prime central location in the Glasgow city centre. The property benefits from a grade level entrance offering full disabled access, into a feature double height entrance. The building provides 24/7 access; the main ground floor reception is manned and there are 3x high speed passenger lifts serving the upper floors. Secure car parking is provided in the basement car park along with cycle storage and communal shower facilities.

The 3rd floor (West) is available by way of assignation or sub-lease and benefits from the existing Tenant fit out comprising:

- Reception / waiting area
- 1 x 18-person boardroom
- 1 x 14-person meeting room
- 1 x 8-person meeting room / private office
- Client tea prep area
- 4 x executive offices
- IT / Comms room
- Staff kitchen / break out area
- Printer stations and storeroom
- x76 workstations
- Dedicated male and female toilets
(additional communal toilets located off the central lift lobby)



SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) resulting in a net internal area of:

ACCOMMODATION	NIA	
	FLOOR AREA (SQM)	FLOOR AREA (SQ FT)
3 rd – West	852.54	9,177

BUSINESS RATES

The subjects have been entered into the current valuation role as follows:

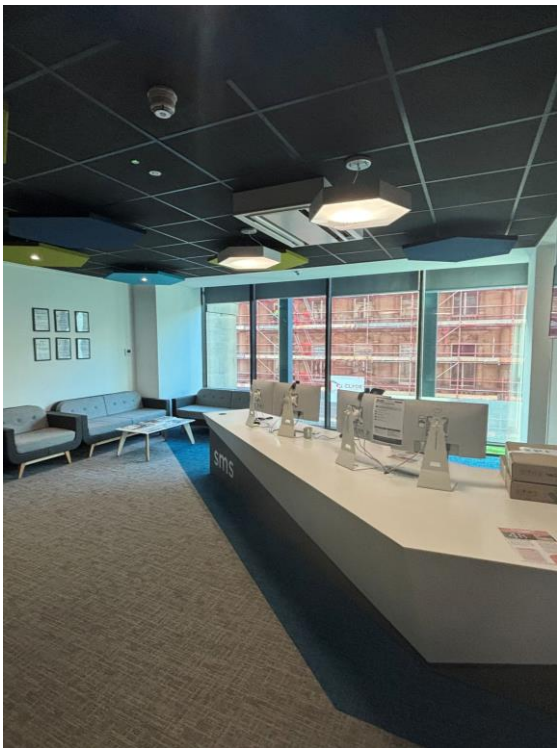
Rateable Value: £158,000
Rates Payable: £86,584 exclusive of parking spaces

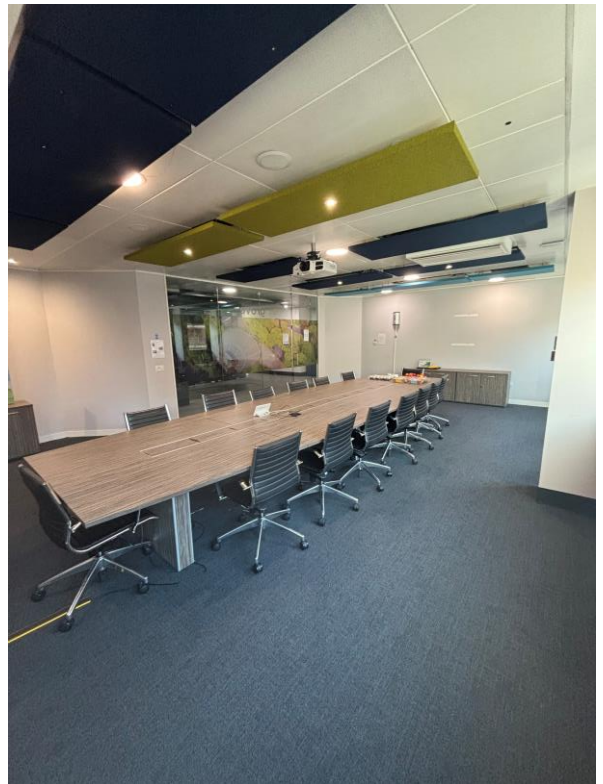
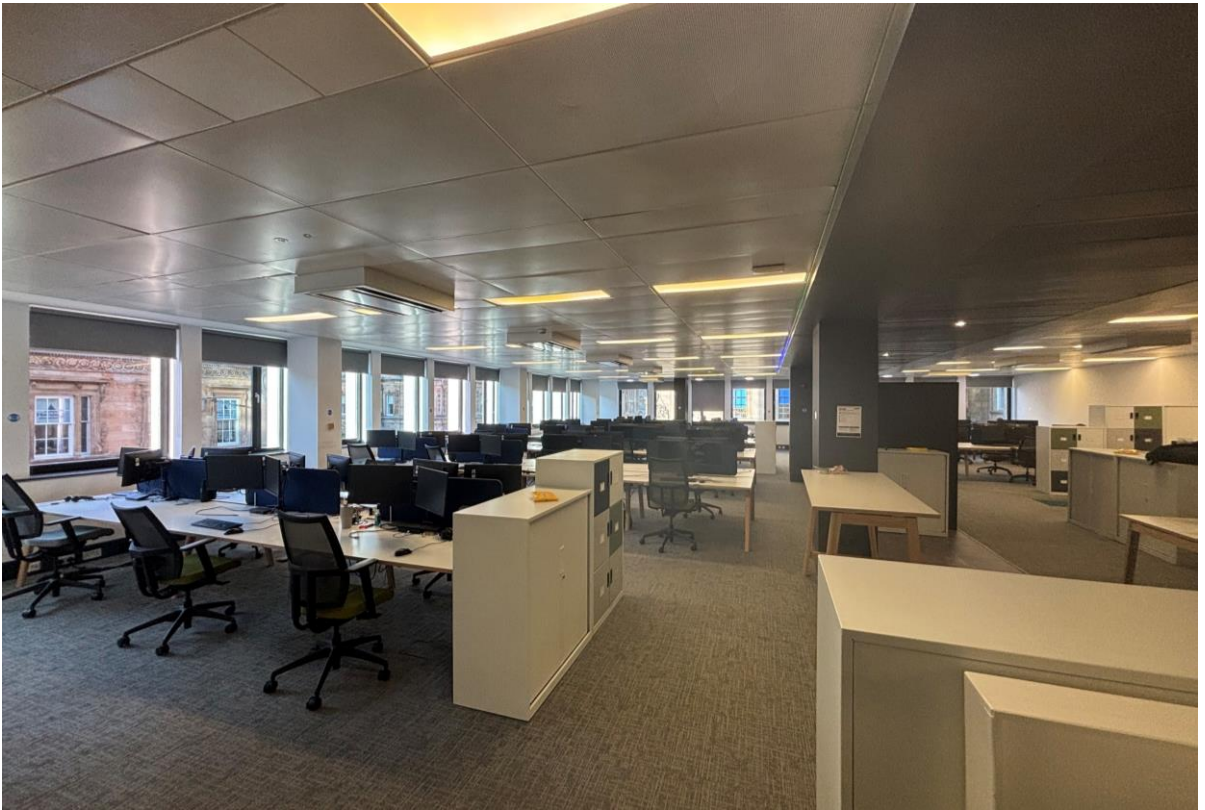
EPC

Available upon request

TENURE / LEASE TERMS

We are seeking to assign or sub-let our clients’ leasehold interest which expires on 4/7/2033 with a Tenant only break option on 4/7/2028. Further information regarding rent and occupational costs is available from the letting agent.





Contacts

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NEWMARK

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Particulars issued: October 2026