

ONE
TWO
THREE

ST VINCENT STREET
GLASGOW / G2 5EA

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NEW WORKSPACE AT THE CENTRE OF GLASGOW'S BEATING HEART



Comprehensive refurbishment of a landmark Glasgow office building



Delivery in Q1 2027



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



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UNRIVALLED LOCATION

KEY CONNECTIONS



Glasgow Central Train Station
2 MINS



OVO 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

AMENITIES

- 01 Costa Coffee
- 02 Drum & Monkey Bar
- 03 Little Tuscany
- 04 Turtle Bay
- 05 The Last Bookstore
- 06 Malo - Wine & Negroni Bar
- 07 Mezcal
- 08 Rioja
- 09 Caffe Nero
- 10 Tesco Express
- 11 Sainsburys Local
- 12 Baines
- 13 Greggs



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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

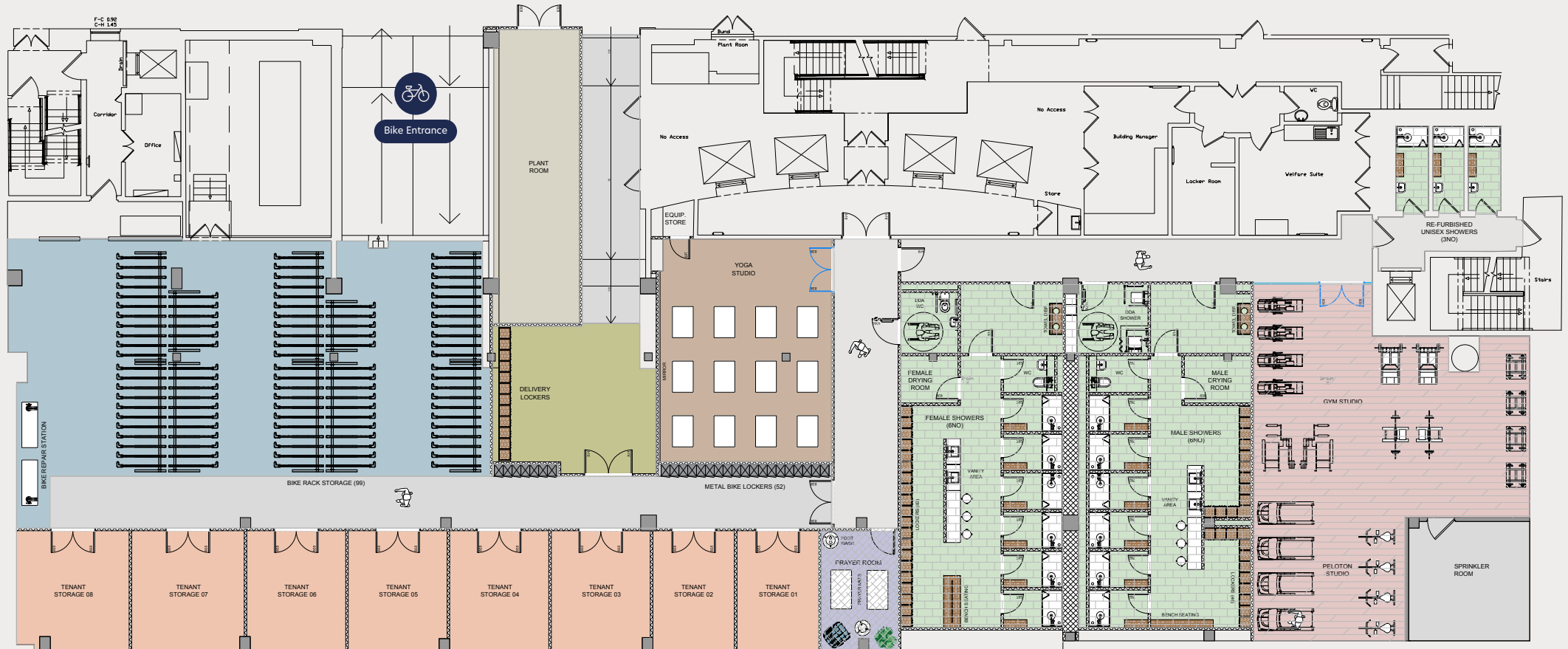


High quality male,
female and accessible
WC's on each floor



35 car
parking spaces

UPPER BASEMENT AMENITY HUB




AMENITY & WELLBEING

 99 bicycle storage racks

 2 x bicycle repair stations

 134 lockers

 16 private showers

 Male and female drying rooms

 Yoga studio

 High specification gym

 Multi-faith room

 Secure Amazon locker zone

 Biophilic design throughout



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SUSTAINABILITY

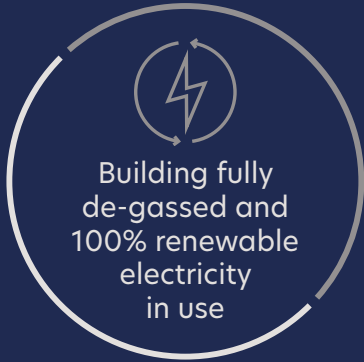


*EPC A



BREEAM®

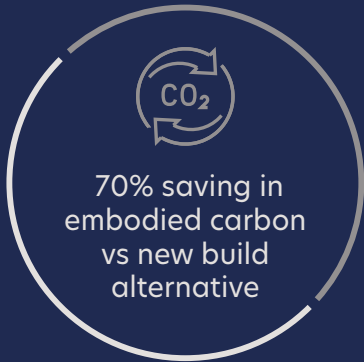
*BREEAM
'Excellent'



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



New energy efficient
Air Conditioning
system throughout



70% saving in
embodied carbon
vs new build
alternative




Smart sub metering
for energy
optimisation



* Targeting



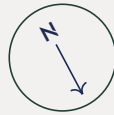
FLOOR	SQ FT	AVAILABILITY	USE
Roof Level	-	-	Landlord and Tenant Plant
8th Floor	14,706	Available	Office
7th Floor	15,753	Available	Office
6th Floor	15,519	Available	Office
5th Floor	15,426	Available	Office
4th Floor	15,364	Available	Office
3rd Floor	14,945	Available	Office
2nd Floor	14,721	Available	Office
1st Floor			Office
Ground	2,300-6,000	Available	Reception, auditorium / meeting, flex office suites
Upper Basement			Bike parking
Lower Basement			Car parking



GROUND FLOOR

2,300-6,000 SQ FT

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



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

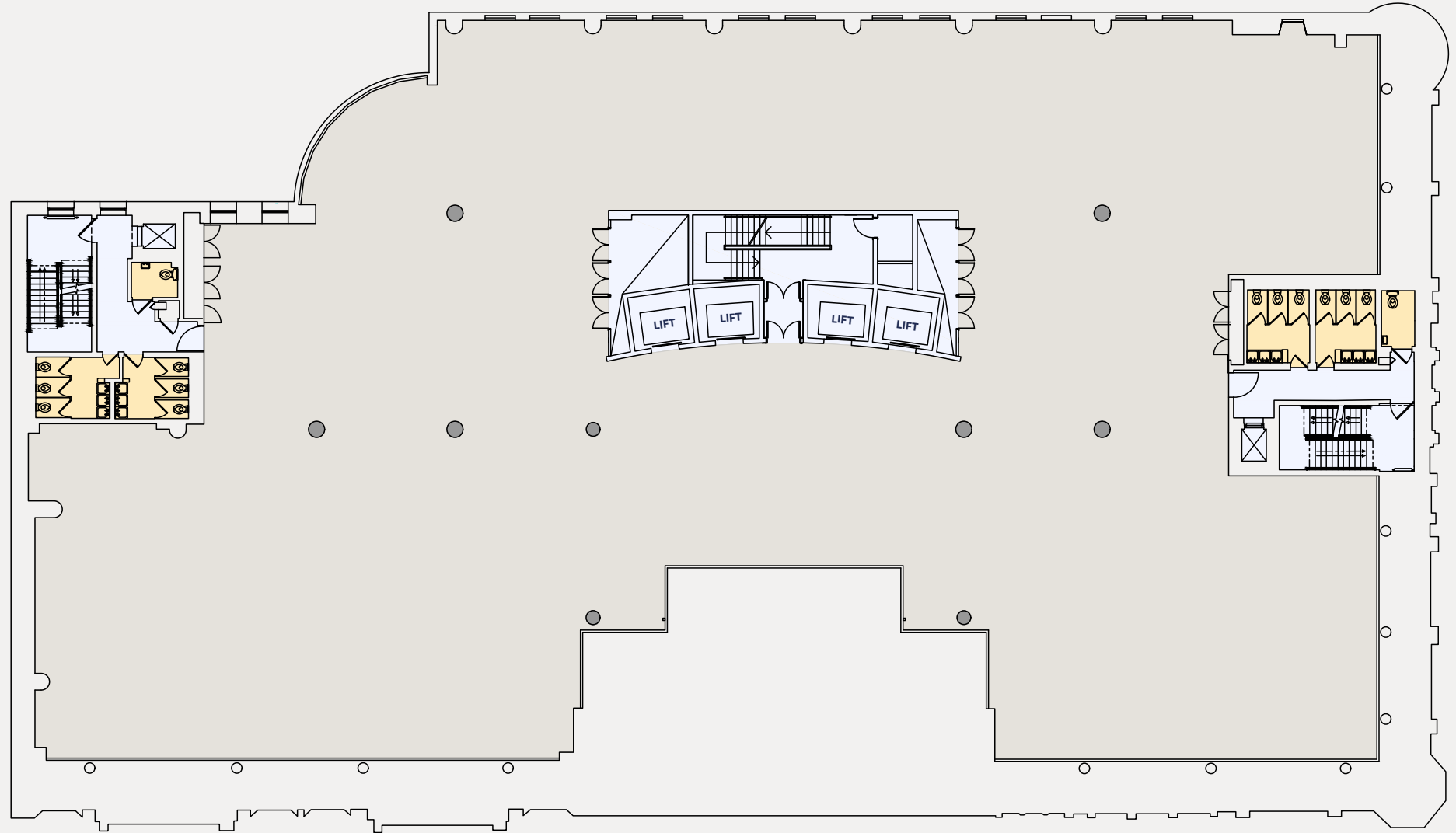
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TYPICAL UPPER FLOOR CAT A

SPACE

15,700 SQ FT



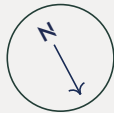
HOPE STREET

ST VINCENT STREET

TYPICAL UPPER FLOOR FULLY FITTED

14,945 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







Area	Quantity
Desks (1400mm Wide)	152
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

HOPE STREET

ST VINCENT STREET

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, retail 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 CAT A+ 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 heart 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>



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CONTACT

Alistair Reid

E alistair.reid@eu.jll.com

M +44 (0)7711 054 848

Hanna McKie

E hanna.mckie@jll.com

M +44 (0)7933 514 376

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



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