

206SVS.COM

TO LET

21,203 SQ FT

**REFURBISHED
WORKSPACE**

GLASGOW · G2 5SG

**206
SVS**

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 1,937 – 9,555 sq ft

21,203 sq ft available now



EXCEED EXPECTATIONS

BARS

- 01 Rioja
- 02 Bavaria Brauhaus
- 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 Co-op

COFFEE

- 21 Pret A Manger
- 22 Costa Coffee
- 23 Black Sheep Coffee
- 24 Blank Street

HOTELS

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

FITNESS

- 29 The Gym
- 30 Pure Gym (HOPE ST)
- 31 BFT Fitness
- 32 Pure Gym (BATH ST)



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
4,573 SQ FT

3RD
5,138 SQ FT

2ND
9,555 SQ FT

LET TO
MDDUS
Protecting professionals

PART LET TO
MDDUS
Protecting professionals

PART LET TO
W1M

PART LET TO
JDD Joint Design
Direction

LG
1,937 SQ FT
AVAILABLE

Showers &
End-Of-Trip
Facilities

Multi-
Purpose
Space

Car & Cycle
Parking
Available

Dedicated
Roof
Terrace



206
SVS



MAKE AN ENTRANCE

206
SVS



COME TOGETHER

206
SVS



LOWER GROUND FLOOR



PLUG
AND
PLAY

206
SVS



SPACE TO GROW

SECOND FLOOR

206
SVS

3RD FLOOR ROOF TERRACE

YOUR VIEW, YOUR VISION



206
SVS



THIRD FLOOR

FLEXIBLE, NO LIMITATIONS

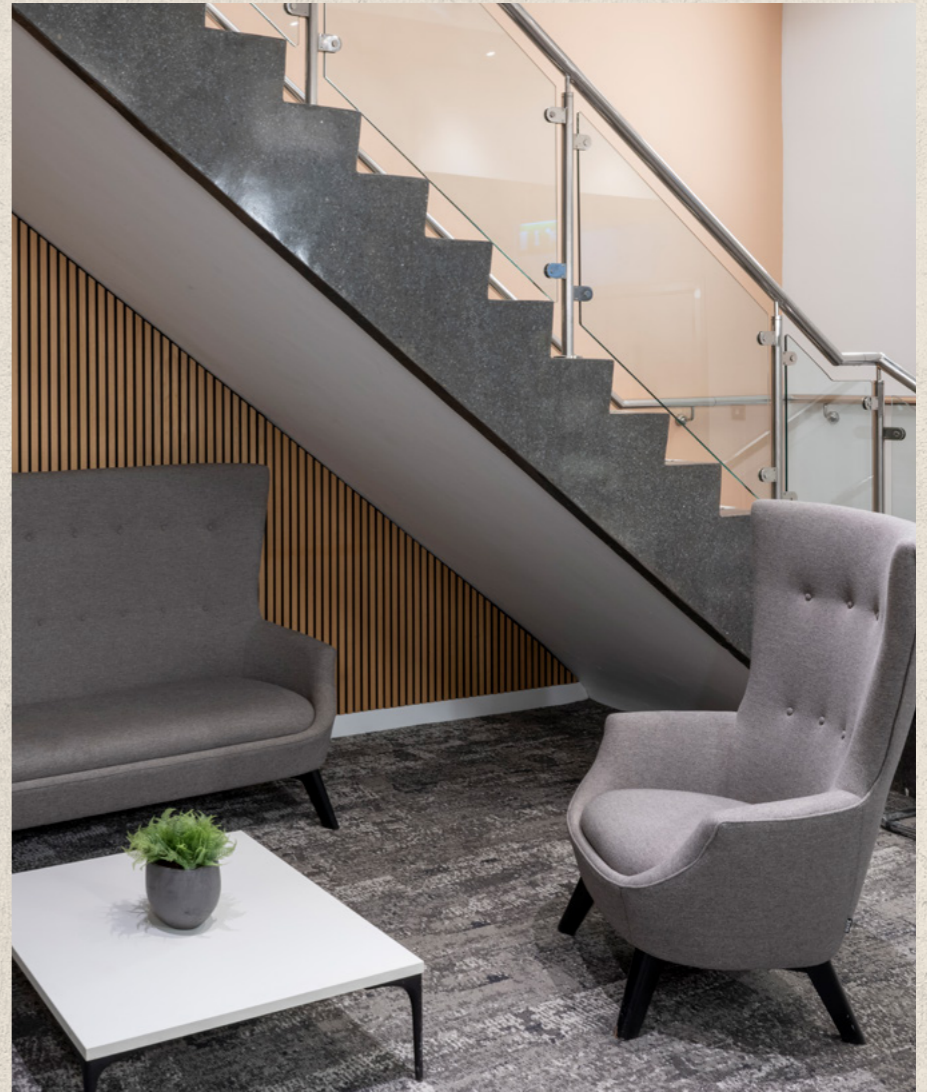
206
SVS



ILLUMINATING SPACE

FOURTH FLOOR

206
SVS

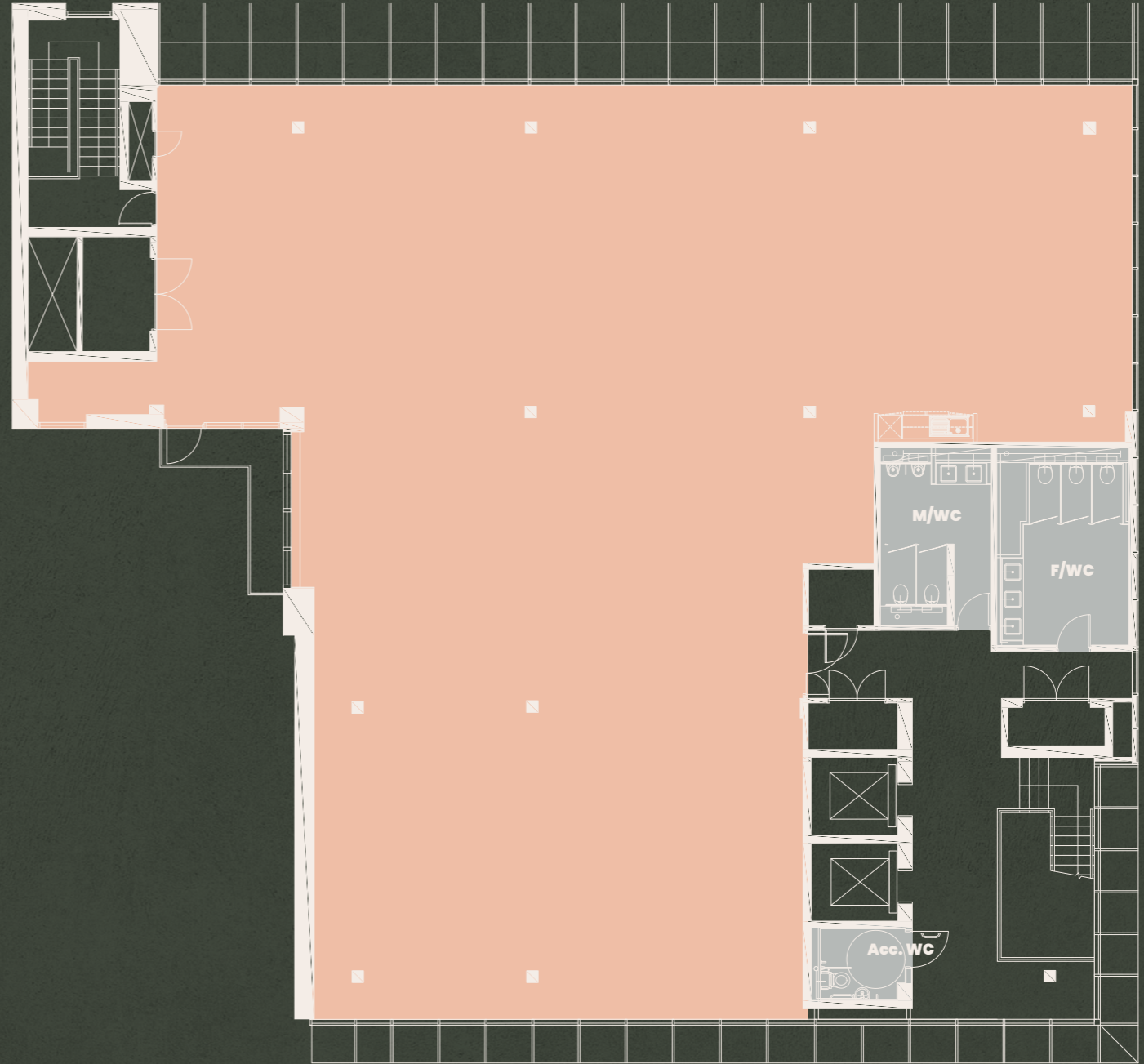


A PLACE TO THRIVE

206
SVS

FOURTH FLOOR

4,573 SQ FT



WEST CAMPBELL ST

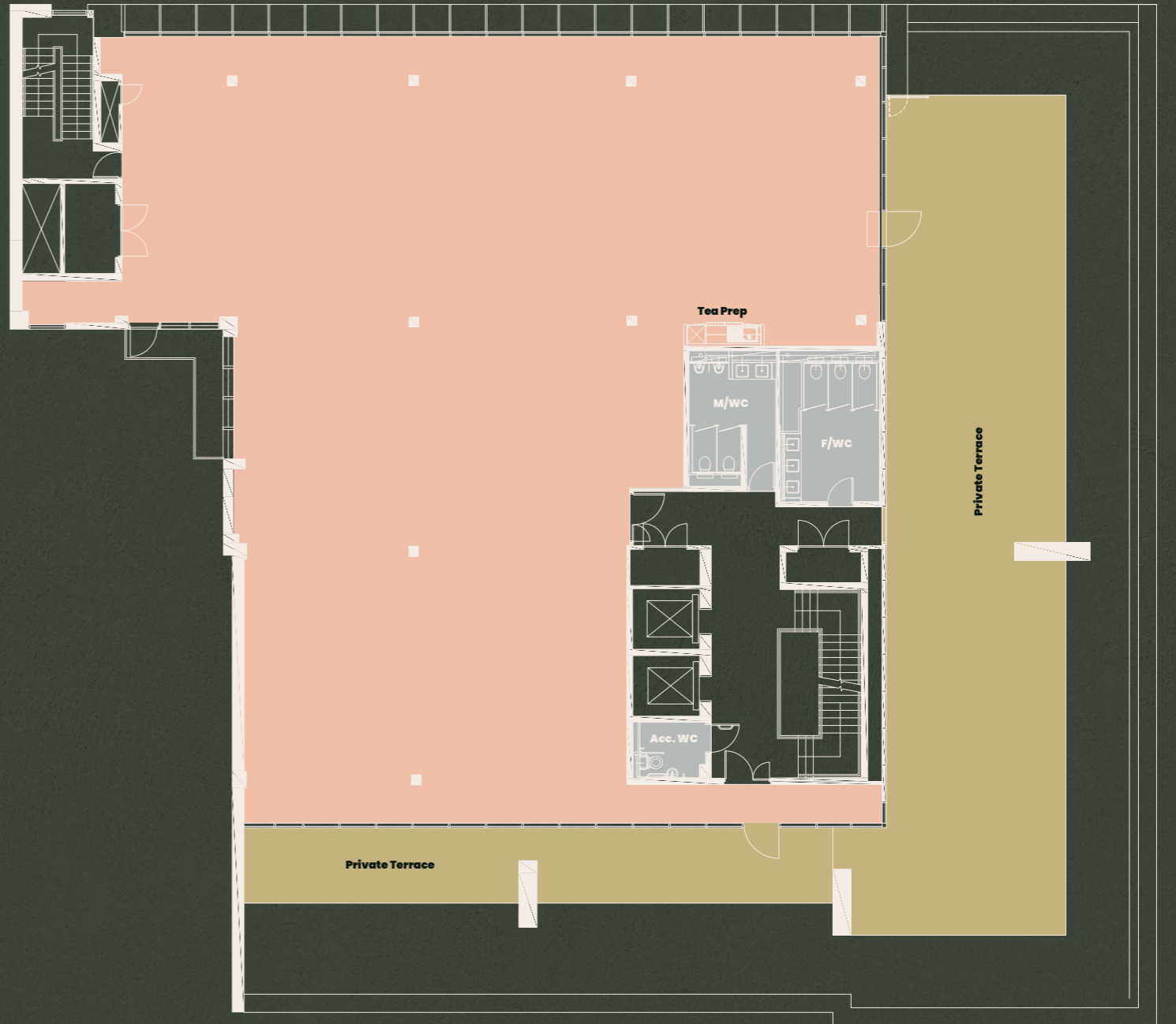
ST VINCENT ST

206
SVS

THIRD FLOOR

5,138 SQ FT

+ 2,335 SQ FT TERRACE



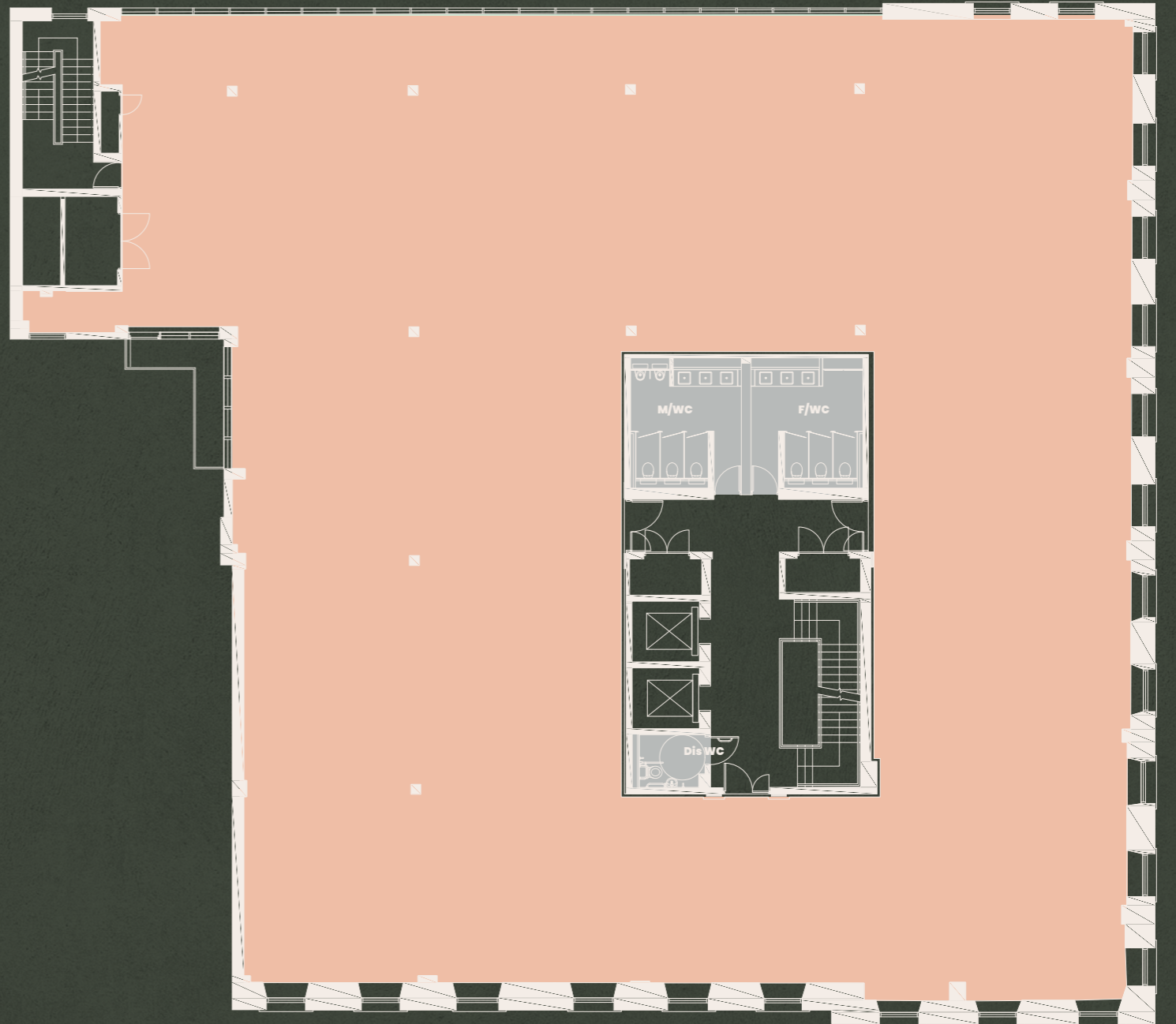
WEST CAMPBELL ST

ST VINCENT ST

206
SVS

SECOND FLOOR

9,555 SQ FT

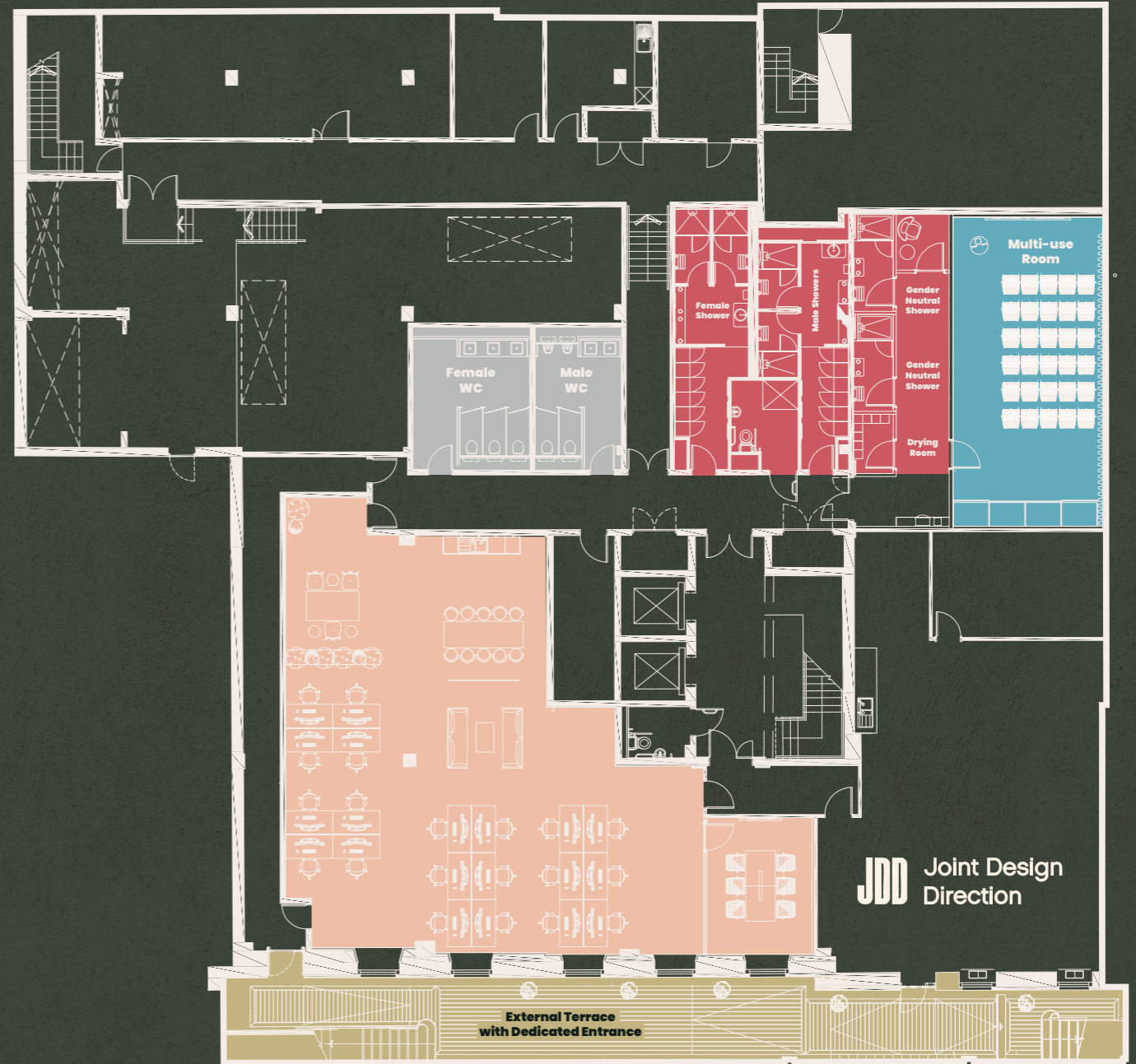


WEST CAMPBELL ST

ST VINCENT ST

206
SVS

LOWER GROUND 1,937 SQ FT



WEST CAMPBELL ST

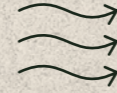
ST VINCENT ST

**206
SVS**

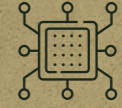
CRAFTED FOR QUALITY DESIGNED FOR BUSINESS



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



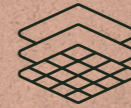
2,335 sq ft **private terrace** on the 3rd floor



Exposed ceiling on the 2nd floor



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



New suspended ceilings on the 3rd & 4th floors



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



Refurbished reception with concierge



19 bike spaces accessible to tenants



EPC **'A'** Rating



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



48 lockers accessible to tenants

2025 SWS

START THE CONVERSATION



Ryden

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

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

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

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 June 2026.