



22-24 Blythswood Square

Glasgow, G2 4BG

Modern offices to let on Blythswood Square, offering refurbished workspace with shared facilities and flexible terms in a prime city-centre

350 to 5,319 sq ft
(32.52 to 494.15 sq m)

- Fully Refurbished office suites
- High-quality common areas and finishes
- Bright Modern Workspace
- Bike store and shower facilities
- Full Lift Access
- Onsite car parking available
- Secure Door Entry
- Flexible Lease terms
- Inclusive rates available

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Summary

Available Size	350 to 5,319 sq ft
Rent	£15 - £40 per sq ft
Business Rates	Upon Enquiry
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

22–24 Blythswood Square provides modern, well-presented office accommodation in one of Glasgow’s most sought-after business locations. The building offers a mix of contemporary workspaces with excellent natural light, refurbished common areas, and a high-quality finish throughout.

Suitable for a broad range of occupiers, the property combines period character with modern specification, creating an impressive yet practical working environment. Space is available immediately and offered on flexible lease terms, making it an ideal choice for businesses seeking a prestigious city-centre base.

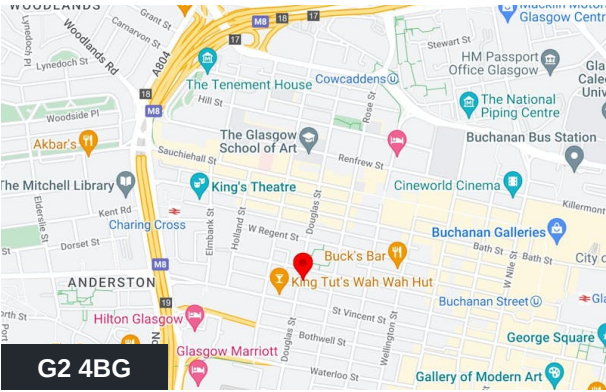
Location

Positioned on the iconic Blythswood Square, the building benefits from a prominent and highly desirable address within Glasgow’s central business district. The area is surrounded by popular cafés, restaurants, boutique hotels, and high-end leisure options, with Sauchiehall Street and West George Street only a short walk away.

Excellent connectivity is provided via nearby Central Station, Queen Street Station, and frequent bus routes along Bath Street and West George Street, ensuring convenient access for staff and visitors.

Accommodation

Name	sq ft	Rent	Availability
Lower Ground - Front	767	£15 /sq ft	Available
Lower Ground - Rear	3,300	£15 /sq ft	Available
Lower Ground - 23 Blythswood Sq.	1,570	£15 /sq ft	Available
Ground	350	£40 /sq ft	Under Offer
2nd - Suite 2	453	-	Let
1st	5,319	-	Coming Soon
Total	11,759		



Viewing & Further Information



Contact The SRE Group
07789 151218 | 07768 593526
info@thesregroup.com