



93 West George Street, Glasgow, G2 1PB

Office To Let or For Sale, Glasgow

Summary

Tenure	To Let / For Sale
Available Size	1,978 to 6,485 sq ft / 183.76 to 602.48 sq m
Rent	£25,000 per annum
Price	Price on application
Service Charge	Upon Enquiry
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime City Centre Position
- Underground Parking
- Grade B Listed
- Beautifully Presented
- Grade B Listed
- Available from 1,978sq ft - 6,485sq ft
- Rent From £25,000per annum

Summary

Available Size	1,978 to 6,485 sq ft
Rent	£25,000 per annum
Price	Price on application
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
EPC Rating	Upon enquiry

Description

Prime City Centre Position
Grade B Listed
8,525sq ft
Beautifully Presented
Development Opportunity
Income Producing £57,205.p.a.
Increase in 2027 to £61,417p.a.
E.R.V. £150,000p.a.
Price: £875,000

Property

The property forms the 5 upper floors of a 7 storey commercial development of traditional sandstone construction surmounted by a pitched roof.

The property is presented as a beautifully and ready to use office development however would be ideal for residential conversion.

Access is via a glazed controlled entrance door recessed behind heavy timber storm doors at West George Street leading to a tiled reception area.

The property benefits from a passenger elevator to all floors. Currently, 2/5 floors are occupied with the vacant floors all being presented in good condition with L.E.D lighting, plastered and painted walls, individual power supplies, self contained kitchenette and w.c facilities.

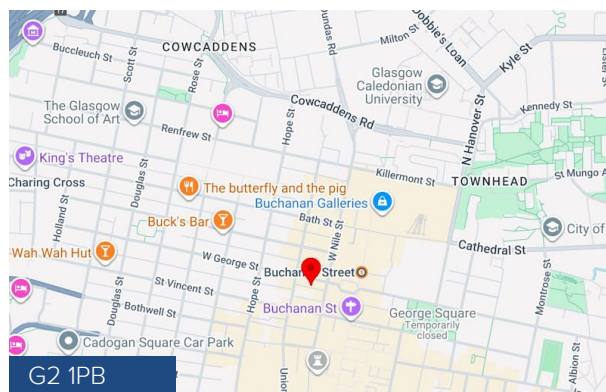
Each floor benefits from excellent natural light with dual aspect overviews on West George Street and West Nile Street, with the upper floors benefitting from views to Merchant City and over the River Clyde.

Lease Summary

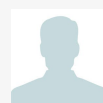
2 Floors are currently let in full repairing and insuring head leases on the following terms;

2nd Floor & Car Parking

Tenant: Thirst Craft Ltd
Passing Rent: £26,830per annum
Expiry: 2nd February 2025



Viewing & Further Information



Will Rennie

07581396092 | 0141 237 4324

will@tsapc.co.uk

TSA Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/06/2026

5th Floor

Tenant: Sheppard Robson Ltd

Passing Rent: £30,375per annum

Expiry: 11th October 2025

Area

2nd Floor: 193.96sqm (2,088sq ft)

3rd Floor:193.96sqm (2,088sq ft)

4th Floor: 212.09sqm (2,283sqm)

5th Floor: 193.96sqm (2,088sq ft)

6th Floor: 183.76sqm (1,978sq ft)

Total: 792sqm (8,525sq ft)

Price

On Request

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

Legal

Each party shall bear their own legal costs incurred in the transaction

Location

The property is situated on the south side of West George Street at its junction with West Nile Street within Glasgow City Centre.

Glasgow Central & Queen Street Station's are a short walk from the property.

Parking is available on street or in one of the multi-storey car parks close by at Buchanan Galleries or Mitchell Street.



93 West George Street, Glasgow, G2 1PB

Prime City Centre Position

- Grade B Listed
- Available from 1,978sq ft -
- 6,485sq ft
- Beautifully Presented
- Office / Serviced Apartment Potential
- Underground Parking
- Rent From £25,000per annum

LOCATION

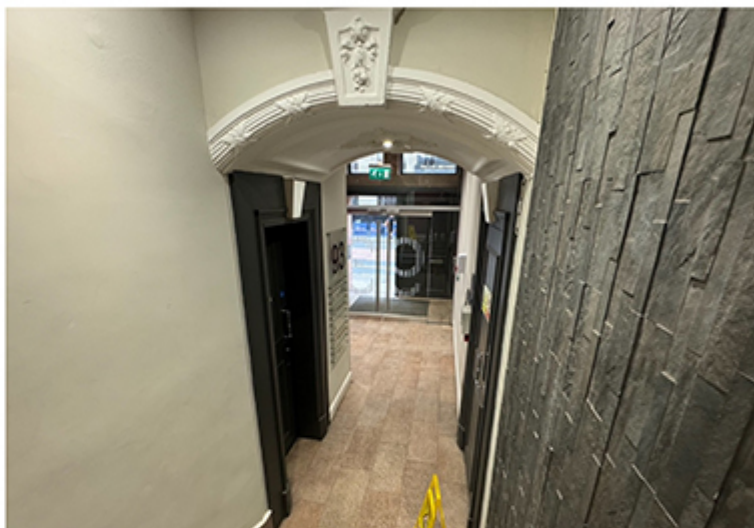
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Prime City Centre Position

AREA

3rd Floor: 193.96sqm (2,088sq ft)

4th Floor: 212.09sqm (2,283sqm)

6th Floor: 183.76sqm (1,978sq ft)

Further space may be available from early 2025

NAV/RV

The floors have been entered onto the valuation roll with the following NAV/RV

3rd Floor: £28,500

4th Floor: £26,000

6th Floor: £28,000

RENT

The suites are available on a floor by floor basis from £25,000per annum

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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Prime City Centre Position

TSA Property Consultants

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Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.