

# Ryden

## TO LET

REFURBISHED OFFICE SPACE  
1,950 - 23,985 SQ FT



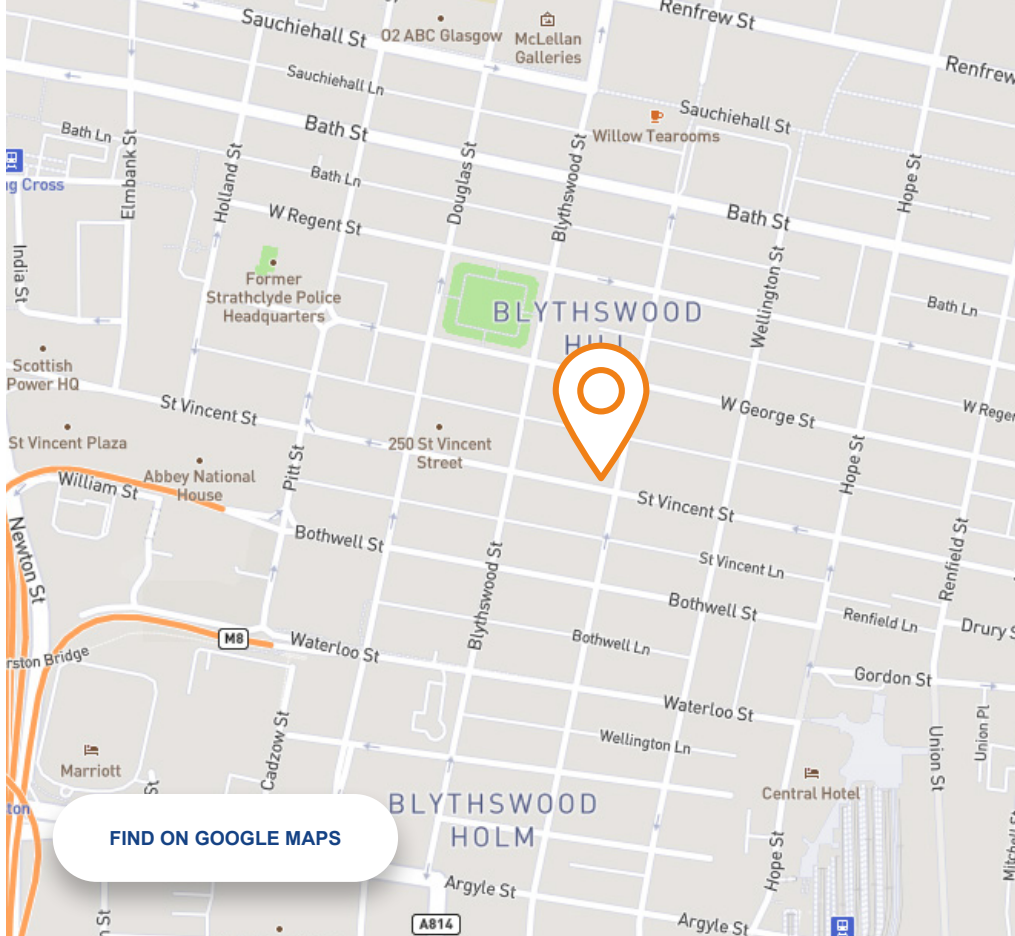
206 ST VINCENT  
STREET  
GLASGOW  
G2 5SG

AVAILABLE ON NEW  
FULL REPAIRING AND  
INSURING (FRI) LEASE

ATTRACTIVE GRADE  
B LISTED CORNER  
OFFICE BUILDING

LOCATED IN THE HEART OF  
GLASGOW CITY CENTRE

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

206 St Vincent Street is one of the most prominent buildings in Glasgow City Centre occupying a corner position on St Vincent Street and West Campbell Street.

St Vincent Street remains one of Glasgow's premier business addresses with significant corporate occupiers located nearby. All forms of public transport are within a few minutes' walk and the amenity provision is first class with an array of bars, eateries, coffee shops and convenience store's all close by.

Junction 19 of the M8 Motorway is approximately 0.4 miles to the West offering easy access to the M74, M77 and the wider Scottish road network. Travel by air is offered via Glasgow International Airport which is a 15 minute drive from the property.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following net internal areas (NIAs).

FLOOR	SQ M	SQ FT
<b>FOURTH</b>	428.53	4,617
<b>THIRD</b>	467.95	5,037
<b>SECOND</b>	886.30	9,540
<b>GROUND E</b>	263.94	2,841
<b>LOWER GND W</b>	181.16	1,950
<b>TOTAL</b>	<b>2,228</b>	<b>23,985</b>

Dedicated car parking spaces available.

## LEASE TERMS

Available for lease on new FRI terms to be agreed.

## EPC

EPC rating - B.

## DESCRIPTION

Attractive Grade B listed iconic corner office building offering a range of refurbished office space, within a desirable business address providing a variety of available suite sizes to suit many occupiers requirements.

The welcoming modern reception gives a glimpse into how the traditional and modern combine to provide excellent quality space within the traditional sandstone building. The 3rd floor suite provides a dedicated private roof terrace. Staff amenities include welfare facilities, car park, cycle storage within the lower ground floor.

Internally the open plan floor plates offer well specified flexible space which is capable of sub-division. Specification includes:

- Full floor refurbishment to be undertaken
- Four pipe fan coil air conditioning
- Metal tiled suspended ceilings
- Mix of Category 2 and LED lighting
- Raised access flooring with 150mm clear void
- Typical 2.7m floor to ceiling height
- Male & Female WCs on each floor with accessible toilet and shower facilities
- Dedicated front access from St Vincent Street
- 2 x 8 passenger lifts providing access to all floors
- Comprehensive BMS

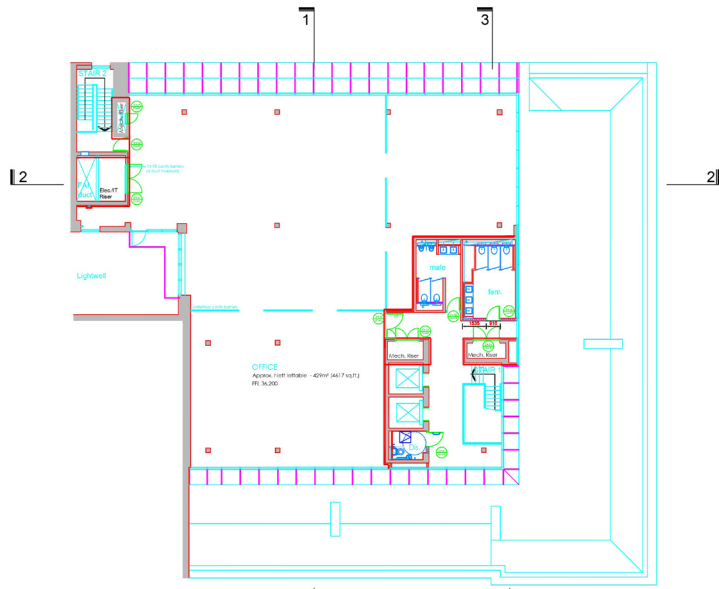
## LEGAL COSTS

Each party will be responsible for their own legal costs.

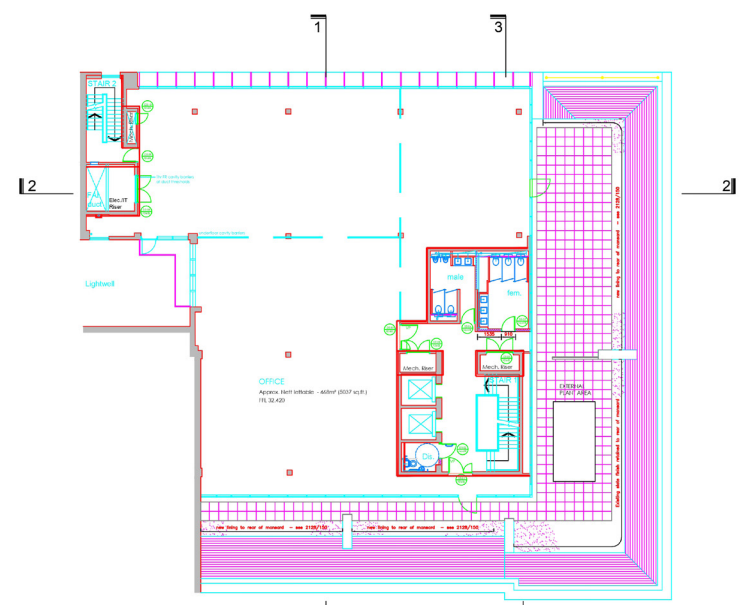
## VAT

VAT is applicable.

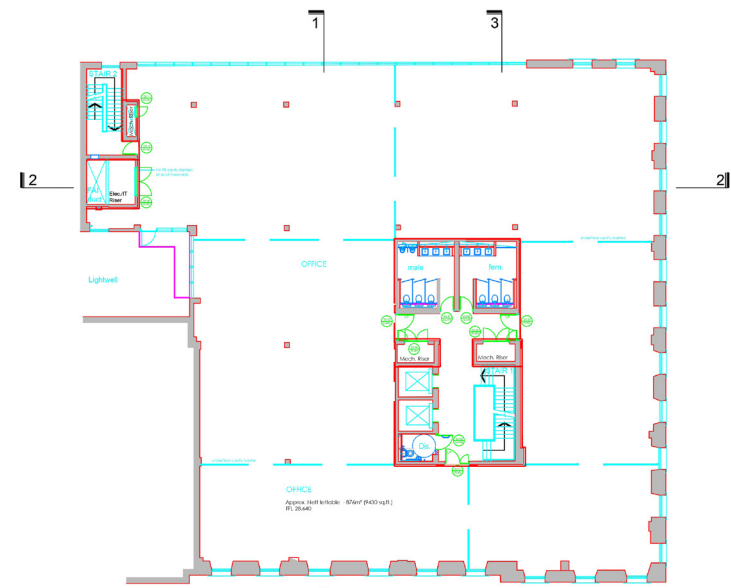




**FOURTH FLOOR**



**THIRD FLOOR**



**SECOND FLOOR**





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STREET  
GLASGOW  
G2 5SG**

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REFURBISHED  
OFFICE SPACE  
SUITES FROM  
1,950 - 23,985  
SQ FT**

# GET IN TOUCH

Please get in touch with the joint letting agents for more details.

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2024**



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