

206 SVS

206SVS.COM

TO LET

24,020 SQ FT

REFURBISHED
WORKSPACE

GLASGOW • G2 5SG

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 1,950 – 9,540 sq ft

24,020 sq ft available from Q1 2026



EXCEED EXPECTATIONS

Bars

- 01 Rioja
- 02 Bavarian Brewhouse
- 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 The Gym

Coffee

- 21 Pret a Manger
- 22 LAUNCH Coffee
- 23 Black Sheep Coffee
- 24 Blank Street

Hotels

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



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
4,617 SQ FT

3RD
5,037 SQ FT

2ND
9,540 SQ FT

1ST

GND
2,877 SQ FT
AVAILABLE

LG
1,950 SQ FT
AVAILABLE

LET TO
MDDUS
Protecting professionals

PART LET TO
MDDUS
Protecting professionals

PART LET TO
JDD Joint Design
Direction

Car & Cycle
Parking
Available

Showers &
End-Of-Trip
Facilities

Multi-
Purpose
Space

Dedicated
Roof
Terrace

206
SVS



MAKE AN ENTRANCE

206
SVS



COME TOGETHER

206
SVS



**PLUG
AND
PLAY**

206
SVS



FLEXIBLE, NO LIMITATIONS

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SVS

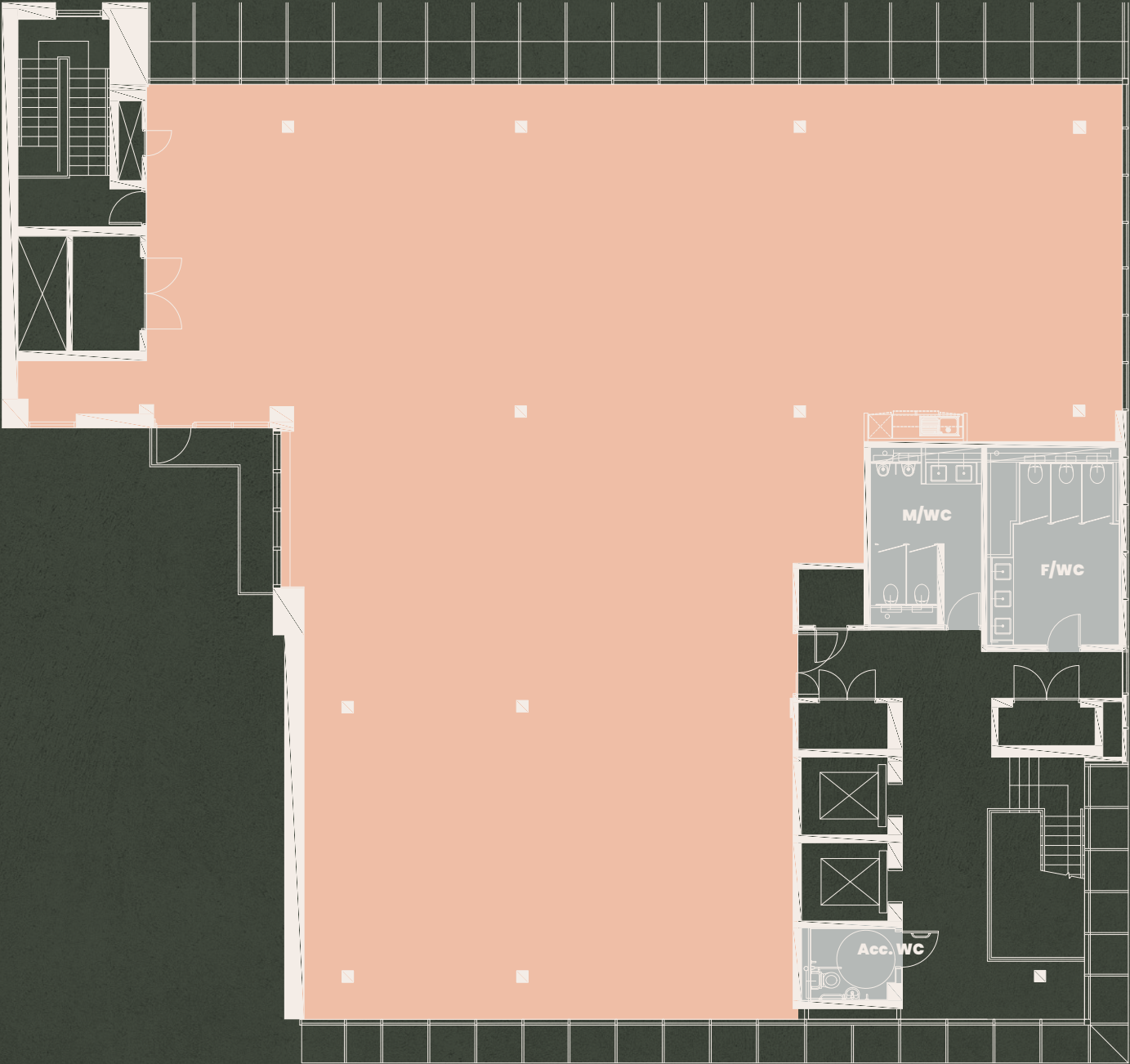
3RD FLOOR ROOF TERRACE

YOUR VIEW, YOUR VISION



206
SVS

FOURTH
FLOOR
4,617 SQ FT

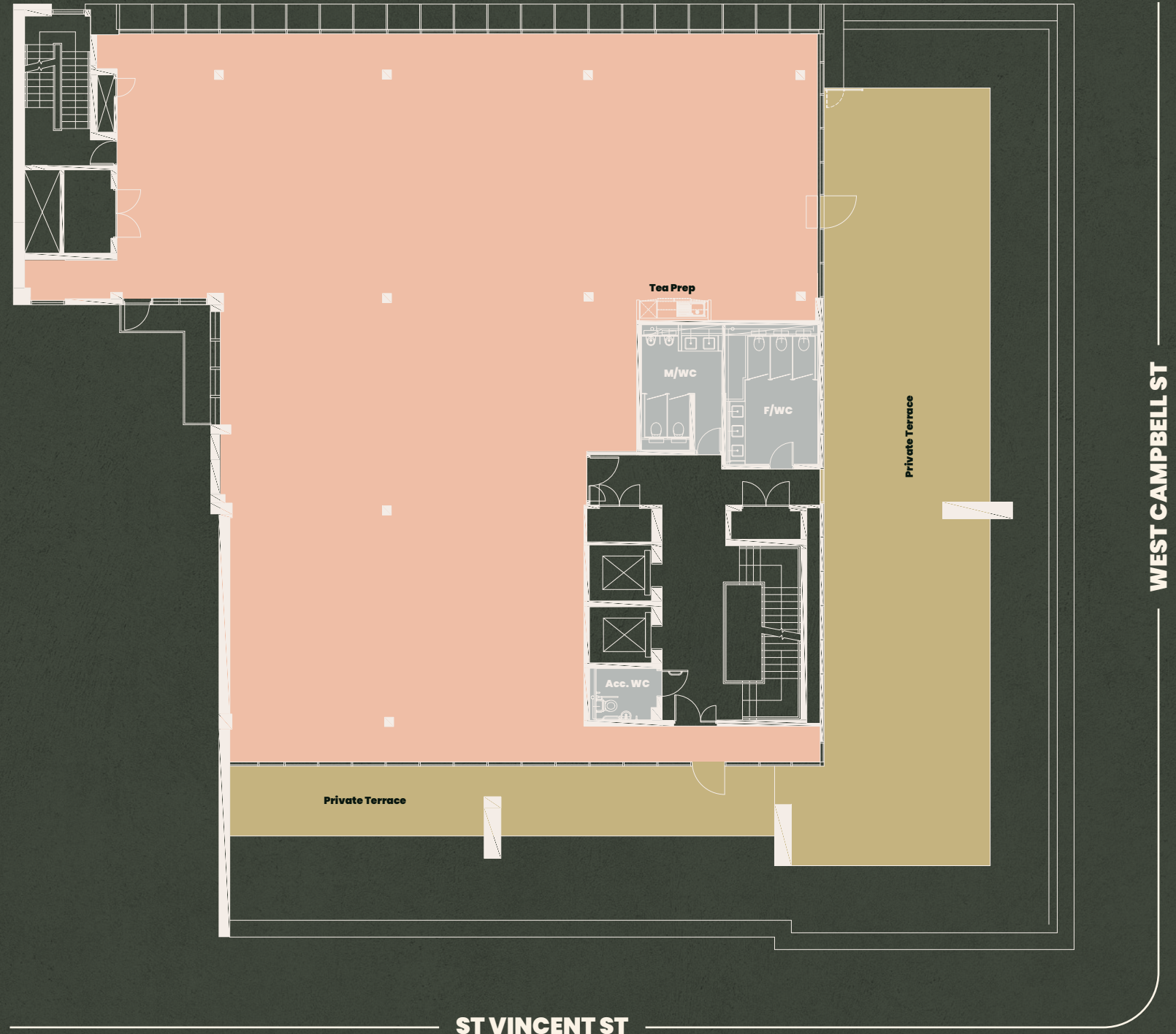


ST VINCENT ST

WEST CAMPBELL ST

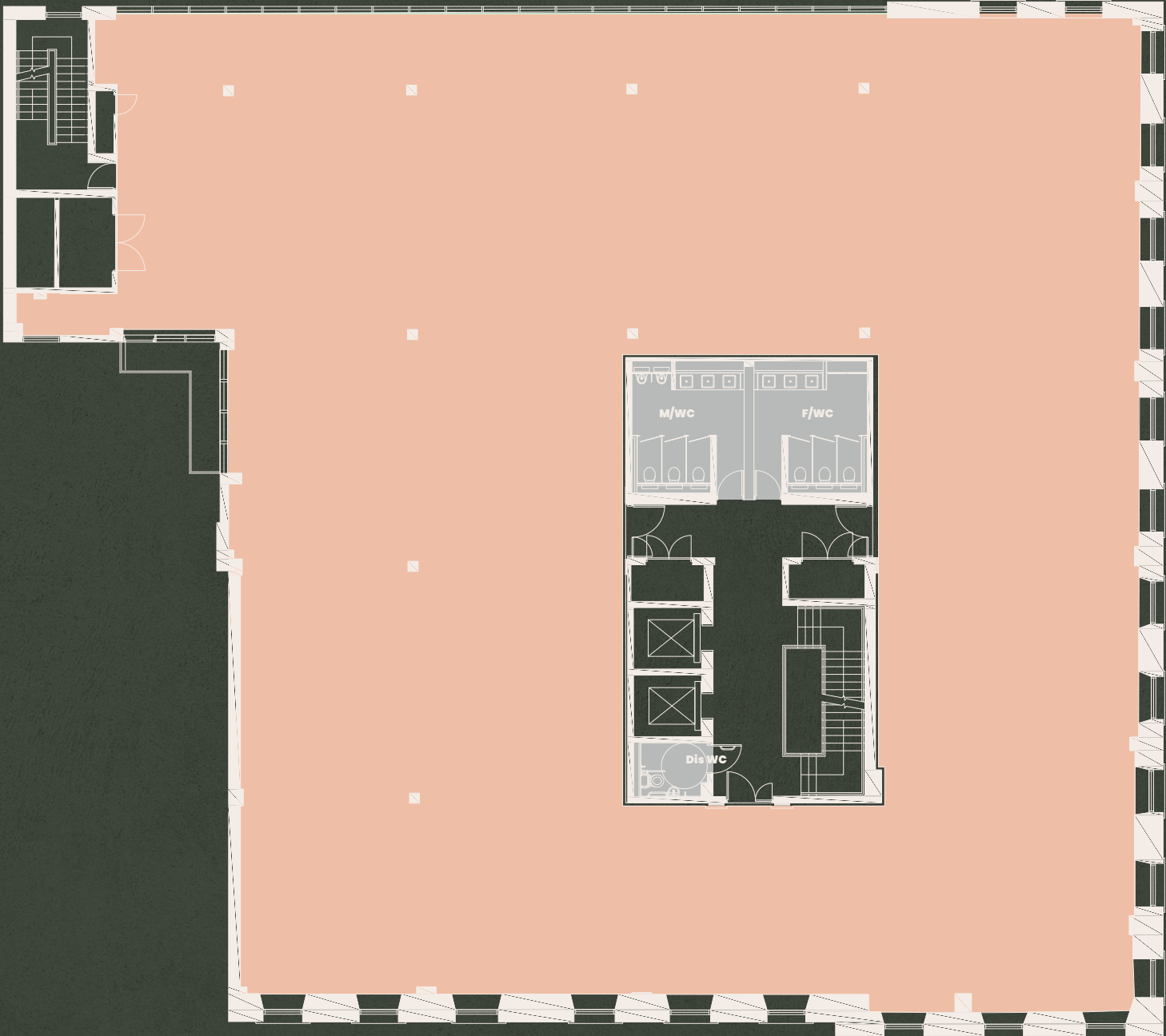
206
SVS

THIRD
FLOOR
5,037 SQ FT
+ 2,335 SQ FT TERRACE



206
SVS

SECOND
FLOOR
9,540 SQ FT



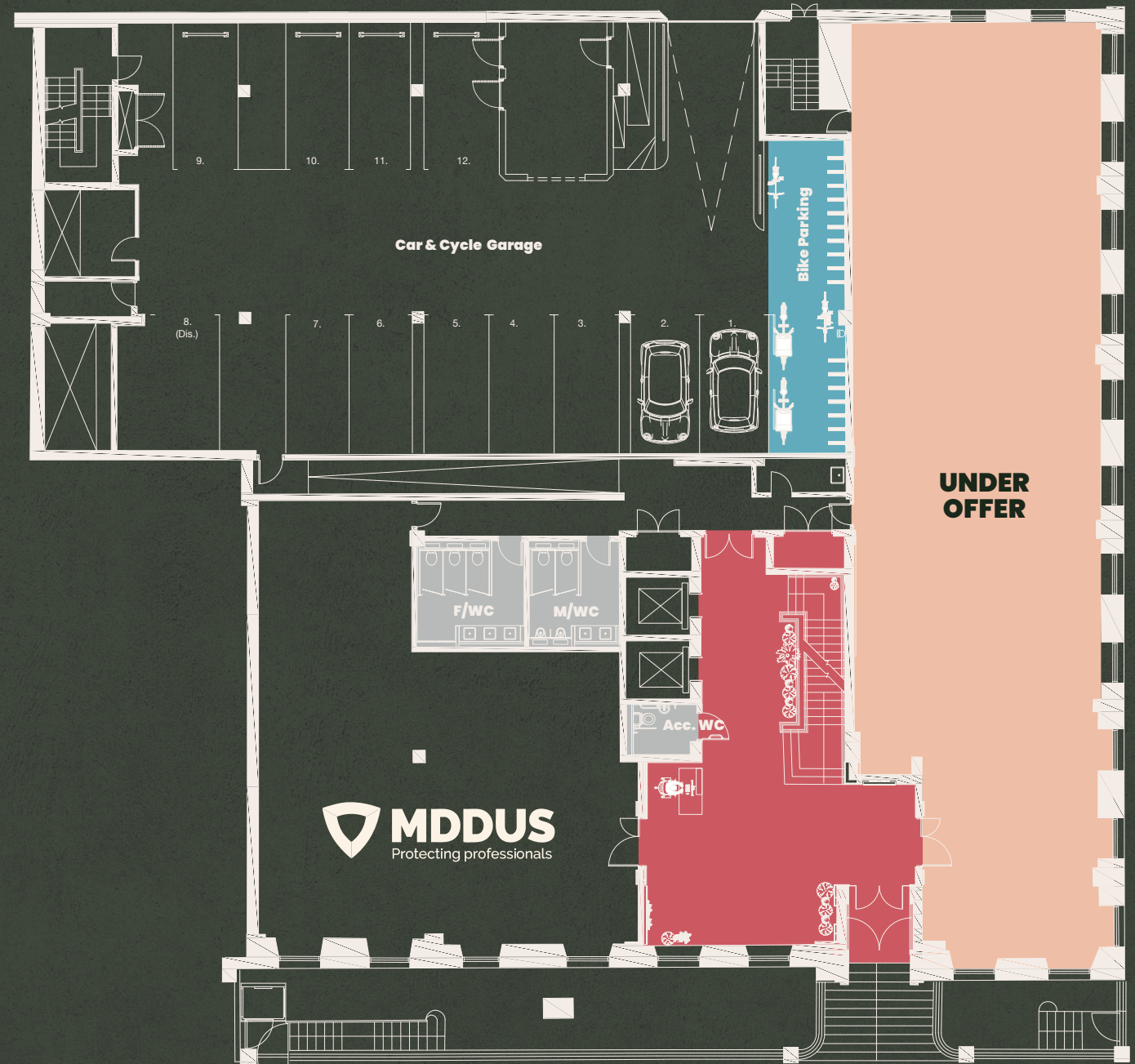
WEST CAMPBELL ST

ST VINCENT ST

206
SVS

GROUND FLOOR

2,877 SQ FT

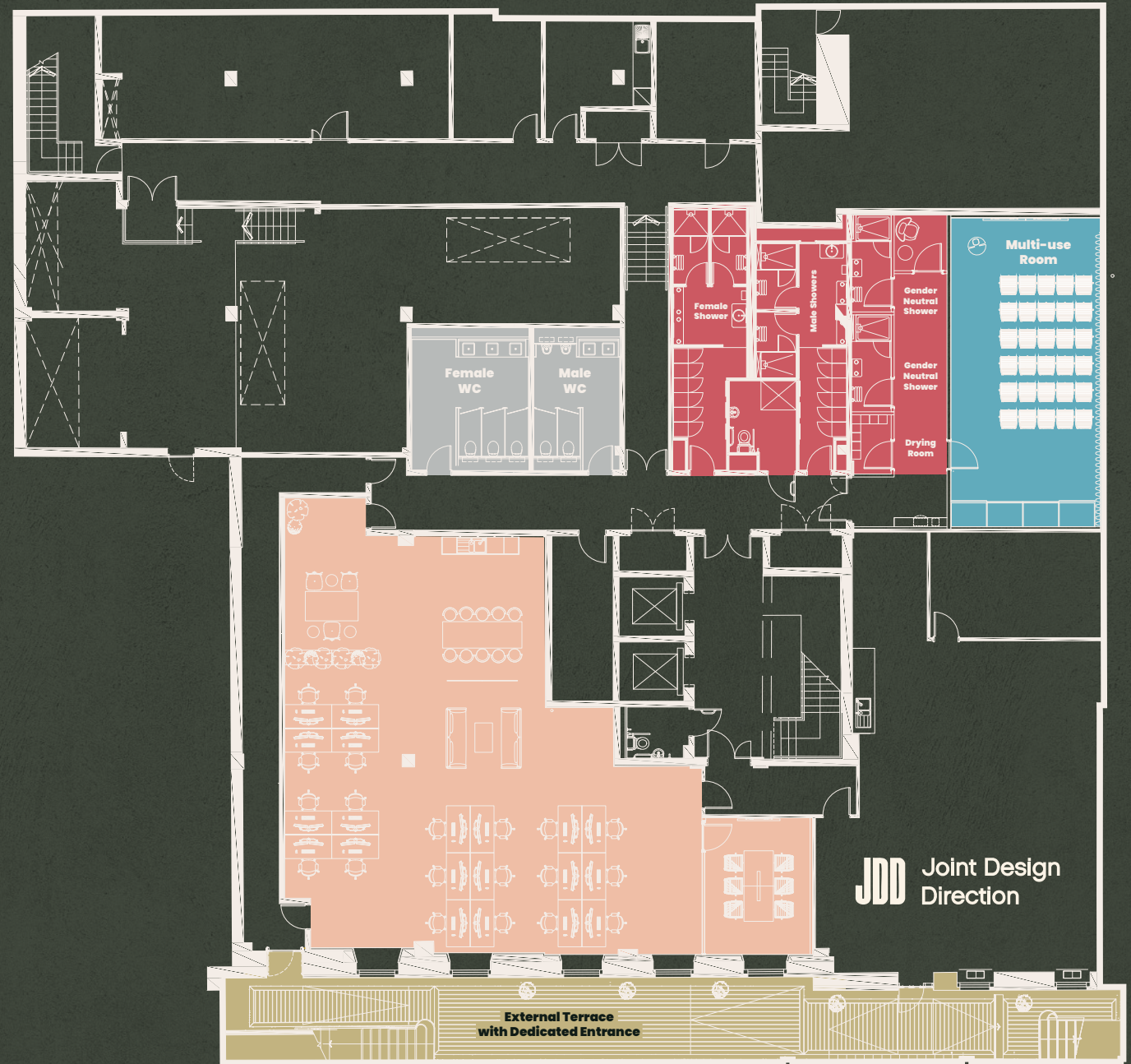


WEST CAMPBELL ST

ST VINCENT ST

206
SVS

LOWER GROUND 1,950 SQ FT



WEST CAMPBELL ST

ST VINCENT ST

206
SVS

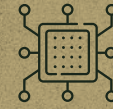
CRAFTED FOR QUALITY DESIGNED FOR BUSINESS



New **solar photovoltaic** panels at roof level



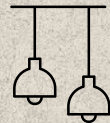
New energy efficient **Air-Conditioning** system



Backbone Connect throughout the building meaning a quick set-up and no wayleave required for incoming tenants



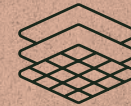
2,335 sq ft **private terrace** on the 3rd floor



Exposed ceiling on the 2nd floor



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



Suspended ceilings on the 3rd & 4th floors



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



935 sq ft **refurbished reception** with concierge



20 **bike spaces** and 48 **lockers** accessible to tenants



Targeting EPC '**A**' Rating



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



Plug & Play suite on the ground and lower ground floor, with everything ready-to-go!

2025 SVS

START THE CONVERSATION



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