McLellan Works

TO LET · RETAIL / OFFICE / LEISURE PREMISES

Units 1–4

McLellan Works, Sauchiehall Street, Glasgow G2 3EH

FLOOR AREA	RENT	RATEABLE VALUE	USE
8,150 sq ft	**POA**	**From £51,500**	**Flexible**
Ground & basement · 2 units	Rent / Service Charge	Units 3–4 · Units 1–2 £54,000	Retail, office or leisure



LOCATION

Glasgow — catchment c. 2 million people.
Sauchiehall Street: principal retail & leisure destination.

DESCRIPTION

Ground & basement space, currently two units. Can be amalgamated, or basement subdivided with separate access from Sauchiehall Street.

NEARBY OCCUPIERS

Sprigg · Black Sheep Coffee
Heavenly Desserts · Nandos · Hinba Coffee

RENT / SERVICE CHARGE

Available upon application.

USE

Suitable for a variety of retail, office or leisure uses. Further details upon application.

BUSINESS RATES

RV: Units 1–2 £54,000 · Units 3–4 £51,500
Rates payable at 53.5% or 54.8% (end value).

LEGAL COSTS & ENTRY

Each party responsible for own legal costs.
Ingoing tenant: LBTT + registration fees.
Entry by agreement, vacant possession.



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CANNING VALE PROPERTY

These particulars are set out as a general outline for guidance only and do not form any part of an offer or contract. Canning Vale Property. Publication: October 2026.

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Units 1–4

Accommodation & floor plans · McLellan Works, Sauchiehall Street, Glasgow G2 3EH

UNITS 1–2	UNITS 3–4	GROUND · AMALGAMATED	BASEMENT · AMALGAMATED
4,154 sq ft	**3,996 sq ft**	**c. 4,500 sq ft**	**c. 3,750 sq ft**
Ground 2,393 · Basement 1,761	Ground 2,043 · Basement 1,953	Approximate, as a whole	Separate street access

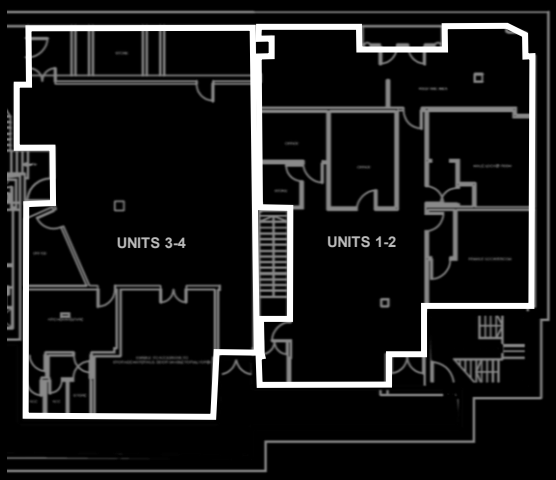
GROUND FLOOR

Approx. 4,436 sq ft as existing · c. 4,500 sq ft combined

BASEMENT

Approx. 3,714 sq ft as existing · c. 3,750 sq ft combined





CONFIGURATION

Our client is open to proposals for the existing two-unit layout, the premises as a whole, or a subdivision of the basement (separately accessed from Sauchiehall Street).

Plans not to scale. For identification only.



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