

27

INGRAM HOUSE

Modern workspace located in the heart of
Glasgow's vibrant Merchant City.

TO LET

712-2,153 sq ft





Location

Ingram House occupies a prominent position on the corner of Ingram Street and Miller Street, right in the vibrant heart of Glasgow's renowned Merchant City.

This sought-after district is a dynamic hub of activity, offering an exceptional mix of popular restaurants, lively bars, high-end designer boutiques, and innovative creative spaces – all just steps from the property's doorstep.

Ingram House is also exceptionally well-served by Glasgow's public transport network, providing convenient connections across the city and beyond.

Doorstep amenities include:

- | | |
|------------------------------|------------------------|
| 1. Sprigg | 6. The Spanish Butcher |
| 2. Top Cut Steak & Cocktails | 7. Margo |
| 3. Piece | 8. Sebbs |
| 4. El Santo | 9. The Spiritualist |
| 5. Paesano Pizza | 10. The Corinthian Bar |

● Restaurants ● Coffee



Specification

This striking Category B listed building seamlessly combines Glasgow’s architectural heritage with sleek, contemporary interior design.

The property is accessed via a modern, refurbished reception from Ingram Street including an onsite commissionaire, creating a welcoming and professional environment.

A range of refurbished suites are available, perfect for growing small businesses and well-established professional firms.



With the last few remaining suites available, see below for details on what’s on offer:

-  Refurbished suites
-  Excellent natural daylight
-  LED Lighting
-  Perimetre trunking
-  Air conditioning
-  IT fibre backbone
-  Shower facilities
-  Newly refurbished tenant lounge (4th Floor)
-  Equality Act Compliant
-  EPC Rating A





Accommodation

Suite 5.1: 968 Sq Ft

Suite 4A: 2,153 Sq Ft

Suite 3C: 1,267 Sq Ft

Suite 1C: 665 Sq Ft

Suite 1D: 712 Sq Ft

Suite 1E: 1,218 Sq Ft

Suite 1F: 286 Sq Ft



Further Information

VAT

All monies under the lease will be VAT chargeable at the applicable rate.

Legal Costs

Each party will bear their own legal costs and the ingoing tenant will be responsible for and registration fees and LBTT relating to this transaction.

EPC

A copy of the EPC and Recommendation Report can be provided upon request.

Ryden



Holly Boyd
+44 7884 262 217
holly.boyd@ryden.co.uk

Tim Jacobsen
+44 7787 183 341
tim.jacobsen@ryden.co.uk

Edin Lynch
+44 7583 132 720
edin.lynch@knightfrank.com

Simon Capaldi
+44 7770 012 255
simon.capaldi@knightfrank.com

Ryden and Knight Frank on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. July 2026. Design by Ninetwo.