TO LET

Core City Centre Office Suite

NIA:- 198.44 SQM (2,136 SQFT)

High-Quality Office Space

Situated In The Heart Of Glasgow City Centre

Excellent Transport Links

Rent: Upon Application

CLICK HERE FOR VIRTUAL TOUR!



SUITE 1, 3RD FLOOR, GRESHAM CHAMBERS, 41-49 WEST NILE STREET, GLASGOW, G1 2PT

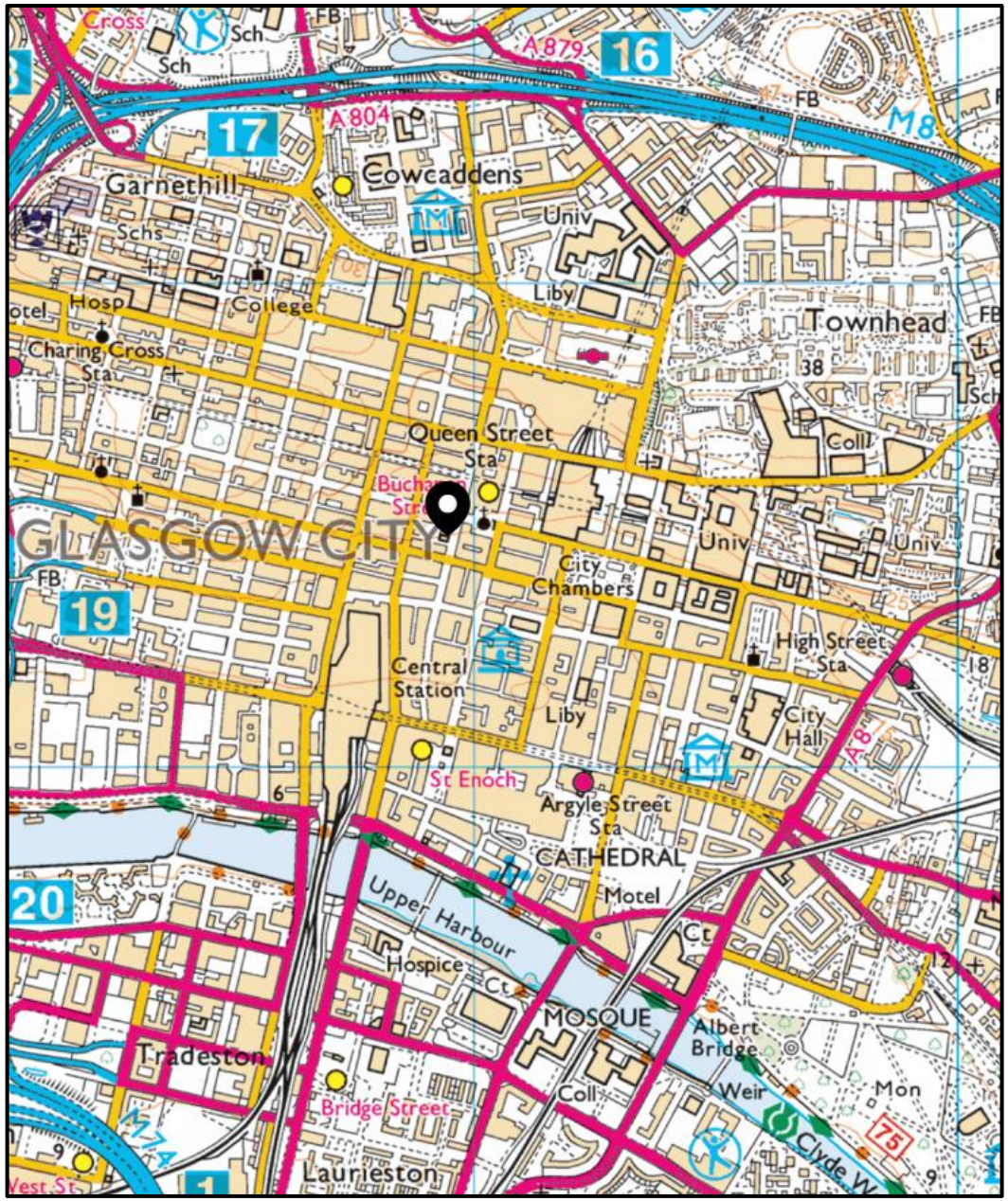
CONTACT: Fraser McDonald BSc (Hons) fraser.mcdonald@shepherd.co.uk | 0141 331 2807 – 07551 173 132

Calvin Molinari BSc (Hons) MRICS c.molinari@shepherd.co.uk | 0141 331 2807 – 07920 824 408

SHEPHERD COMMERCIAL

Location

SUITE 1, 3RD FLOOR, 41-49 WEST NILE STREET, GLASGOW, G1 2PT



Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the West of Scotland, located on the shores of the River Clyde

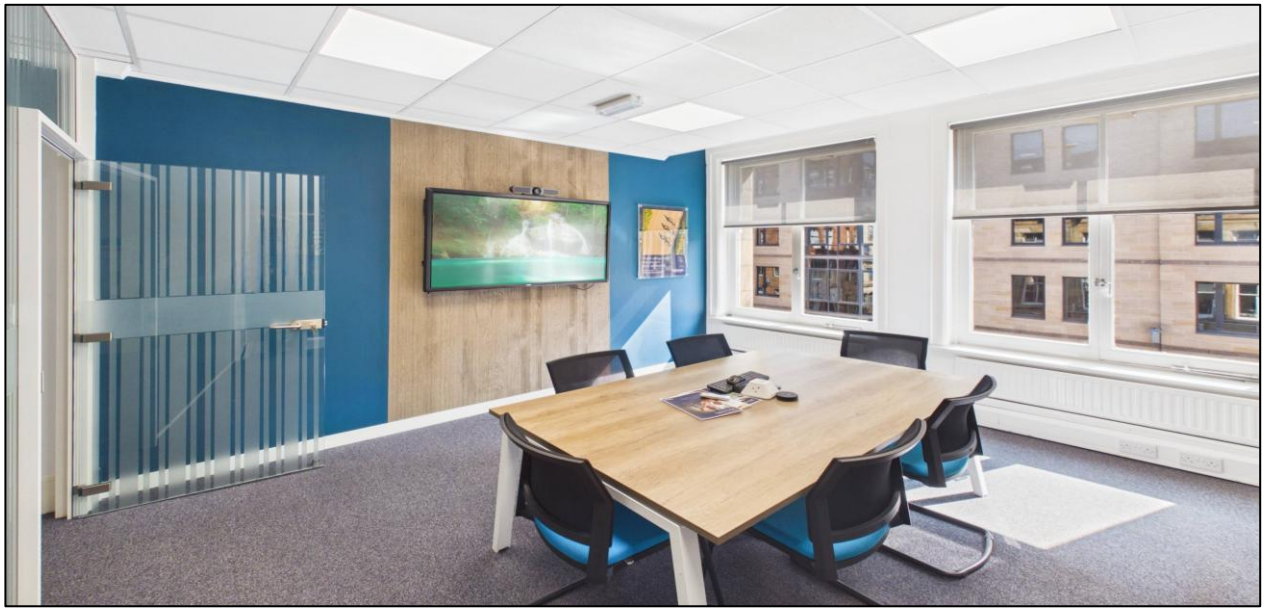
The property is located in the heart of Glasgow city Centre, overlooking West Nile Street, and benefits from excellent transport links. Junctions 18 & 19 of the M8 are located nearby, offering access to Glasgow City's surrounds and Scotland's wider motorway network. Both Glasgow Central and Glasgow Queen Street Train Stations are within 1 mile of the property, providing frequent services nationwide. Glasgow's Subway system is also within close proximity, and provides constant transfers around the city centre, southside and west end.

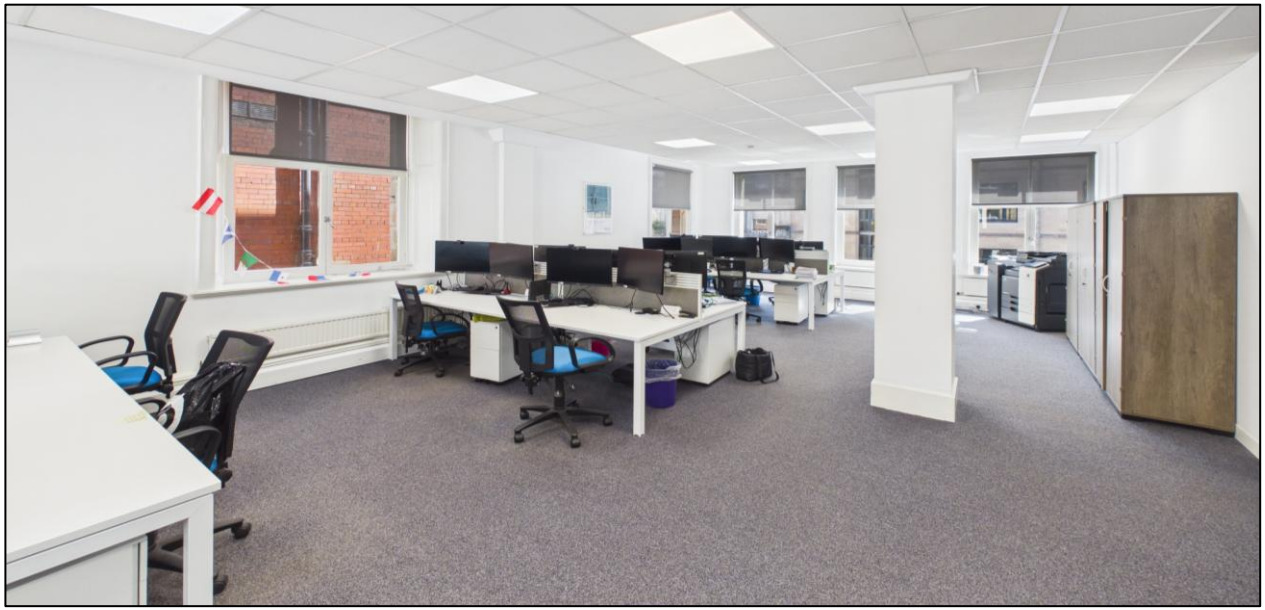
Glasgow constantly attracts public sector, local and international investments due to the economic and political strength of the city. Developments include the ongoing £140+ million Avenues and George Square Project as well as the upcoming Buchanan Galleries "Modernisation Plan" and St Enoch Centre Redevelopment. These investments look to revitalise Glasgow City Centre, attracting trade and tourism while modernising the hub of the city

More specifically, the subjects occupy a strategic position on West Nile Street which acts as one of the main thoroughfares in Glasgow City Centre. The surrounding area benefits from a blend of international retail operators including H&M, Urban Outfitters, The North face and Lush as well as revered Leisure/hospitality venues such as Dishoom Glasgow, All Bar One, Sugo Pasta and the recently opened Pizza Pilgrims.

CLICK HERE FOR LOCATION

Description





The subjects comprise a third-floor office suite, contained within a four storey sandstone building. The wider building comprises of commercial units on the ground floor and office suites located on the upper floors. The building is served by a secure pedestrian entrance.

Internally, the subjects benefit from a high-quality fit-out in line with the previous tenant's use. The premise offers a mixture of open plan and cellular office space with a carpet floor covering complimented by a suspended tiled ceiling with LED lighting incorporated throughout.

The building benefits from the following amenities:

- Kitchen prep area
- 24/7 access
- Gas heating system
- High speed internet
- Passenger lift

Accommodation	SQM	SQFT
Suite 3-1	198.44	2,136
TOTAL	**198.44**	**2,136**

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

RENT

Upon Application

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective tenant to satisfy themselves in this respect.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

SERVICE CHARGE

The relevant service charge information shall be made available upon request to seriously interested parties.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £31,500. The Rate Poundage for 2026/27 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Fraser McDonald
Fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Calvin Molinari
c.molinari@shepherd.co.uk
M: 07920 824 408

Shepherd Chartered Surveyors
2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLISHED: October 2026.

SHEPHERD COMMERCIAL