TO LET

CITY CENTRE OFFICE OPPORTUNITY

NIA: 232.16 SQM (2,499 SQFT)

Modern Open Plan Office Suite

Situated In The Heart Of Glasgow City Centre

Impressive Category B Listed Building

Excellent Transport Links

Benefits From City Centre Amenities

Rent: Upon Application

CLICK HERE FOR A VIRTUAL TOUR!



3RD FLOOR, BRUNSWICK HOUSE, 51 WILSON STREET, GLASGOW, G1 1UZ

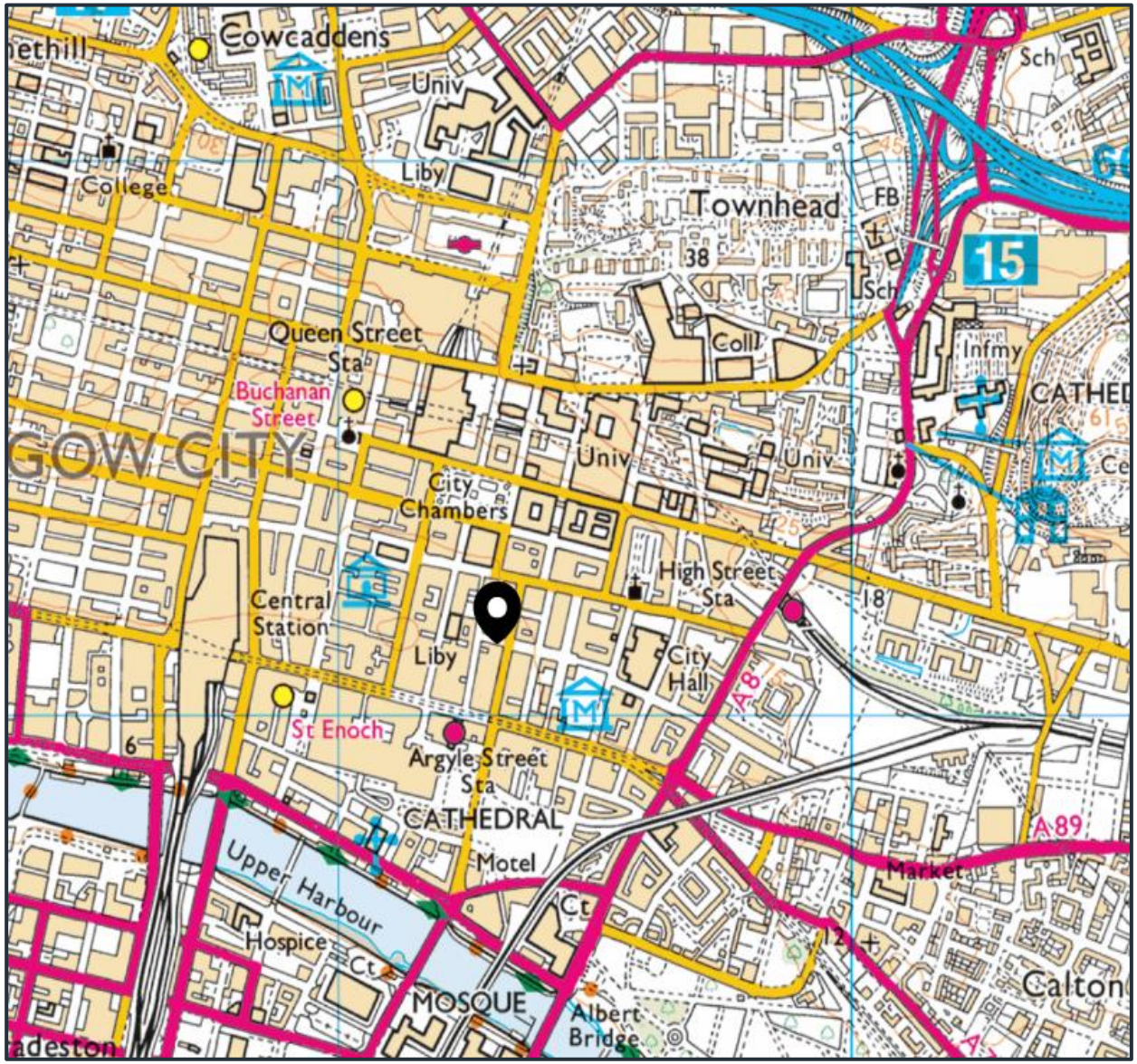
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Location

3RD FLOOR, BRUNSWICK HOUSE, 51 WILSON STREET,
GLASGOW, G1 1UZ



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 coast of Scotland, located on the shores of the River Clyde.

Glasgow's profile as an international destination continues to grow and drives demand for hotel/serviced apartment accommodation. Glasgow is widely regarded as one of the worlds leading festival and events hosts and is also a UNESCO World City of Music destination. The SEC (Scottish Events Company) is one of the worlds busiest events venues and attributes some £309m to the Scottish economy, and £457m to the Glasgow economy highlighting the benefits to businesses within the city.

More specifically, the subjects occupy a prominent position on Wilson Street within the Merchant City area of Glasgow. The area has recently benefitted from significant redevelopment including the £300m development at Candleriggs Square to include a social hub and residential apartments. The surrounding area benefits from a blend between residential, commercial operators and charitable organisations including SAMH, Generations Working Together and Volunteer Glasgow.

CLICK HERE FOR LOCATION

Description





The subjects comprise a third-floor office suite, forming part of a larger seven storey mixed-use building. The building benefits from two dedicated pedestrian entrance points via Hutcheson and Brunswick Street to the rear with the upper floors being accessible via an internal stairwell or passenger lift.

Internally, the accommodation offers a mixture of open plan and cellular office space, benefitting from a carpet floor covering and a suspended tiled ceiling with tiled LED lighting incorporated throughout. The suite is also served with a larger kitchen prep area and dedicated W/C provisions located at the front of the property.

SAMH occupies the ground floor of Brunswick House, home to their newly refurbished Nook which opened in October 2025. SAMH are widely regarded as Scotland's national mental health charity, offering over 70 services nationwide.

ACCOMMODATION

Accommodation	SQM	SQFT
Third Floor	232.16	2,499
Total	**232.16**	**2,499**

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).

Floor Plans

3RD FLOOR, BRUNSWICK HOUSE, 51 WILSON STREET,
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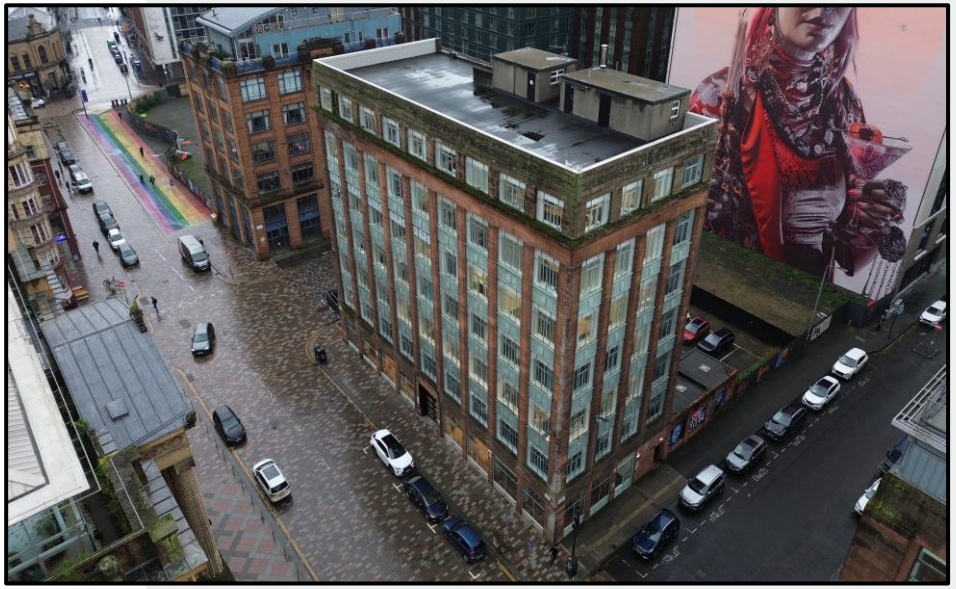


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Floor plans for indicative purposes only

Photos









The Detail

RENTAL

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 tenant to satisfy themselves in this respect.

LEGAL COSTS

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

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SERVICE CHARGE

Further information will be made available upon request.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £28,750. 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.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

Get in Touch

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

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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.

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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. REVISED: March 2026.

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