



workspace

reframed

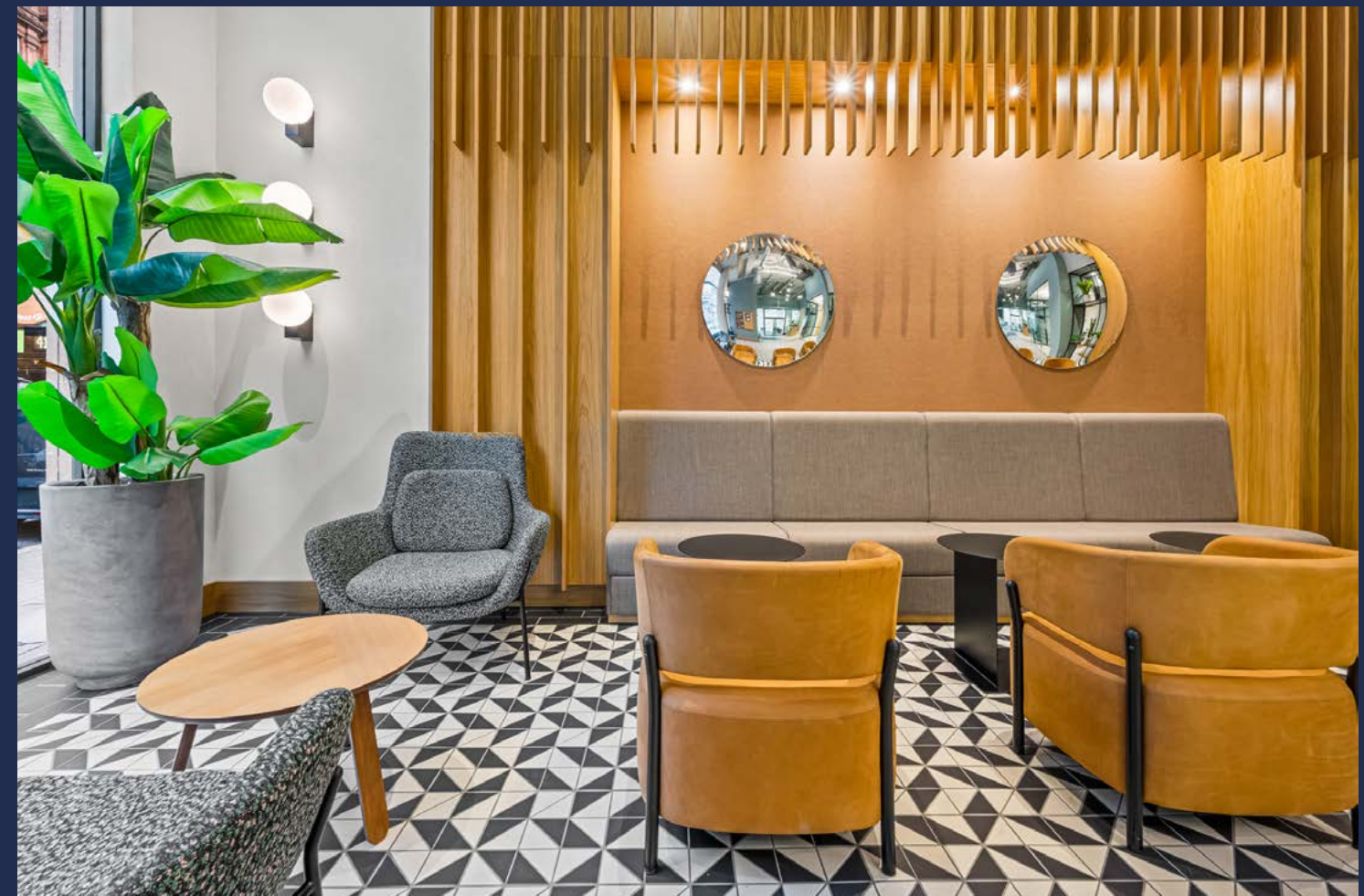
FRAMEWORK

124 ST VINCENT STREET
GLASGOW / G2 5HF



36,460 sq ft of truly
contemporary Glasgow
city centre workspace
offering floors from
2,056 sq ft – 5,430 sq ft.

While the impressive stone façade engenders
thoughts of ‘they don’t build them like this
anymore’ step inside the new entranceway and
it’s very much all about today and everything
you could wish for in terms of a brilliant working
environment and inspiring workspace.



In the Frame

On entering Framework the
vibe is immediately apparent. Take
a left into the new reception area
where high quality stylish finishes
and contemporary furniture create a
memorable initial impression and an
ideal spot to take a break.



FRAMEWORK



Workout, Inside.



Framework boasts its very own onsite, fully equipped gym featuring world class equipment from Peloton, Origin Storm and BodyMax.



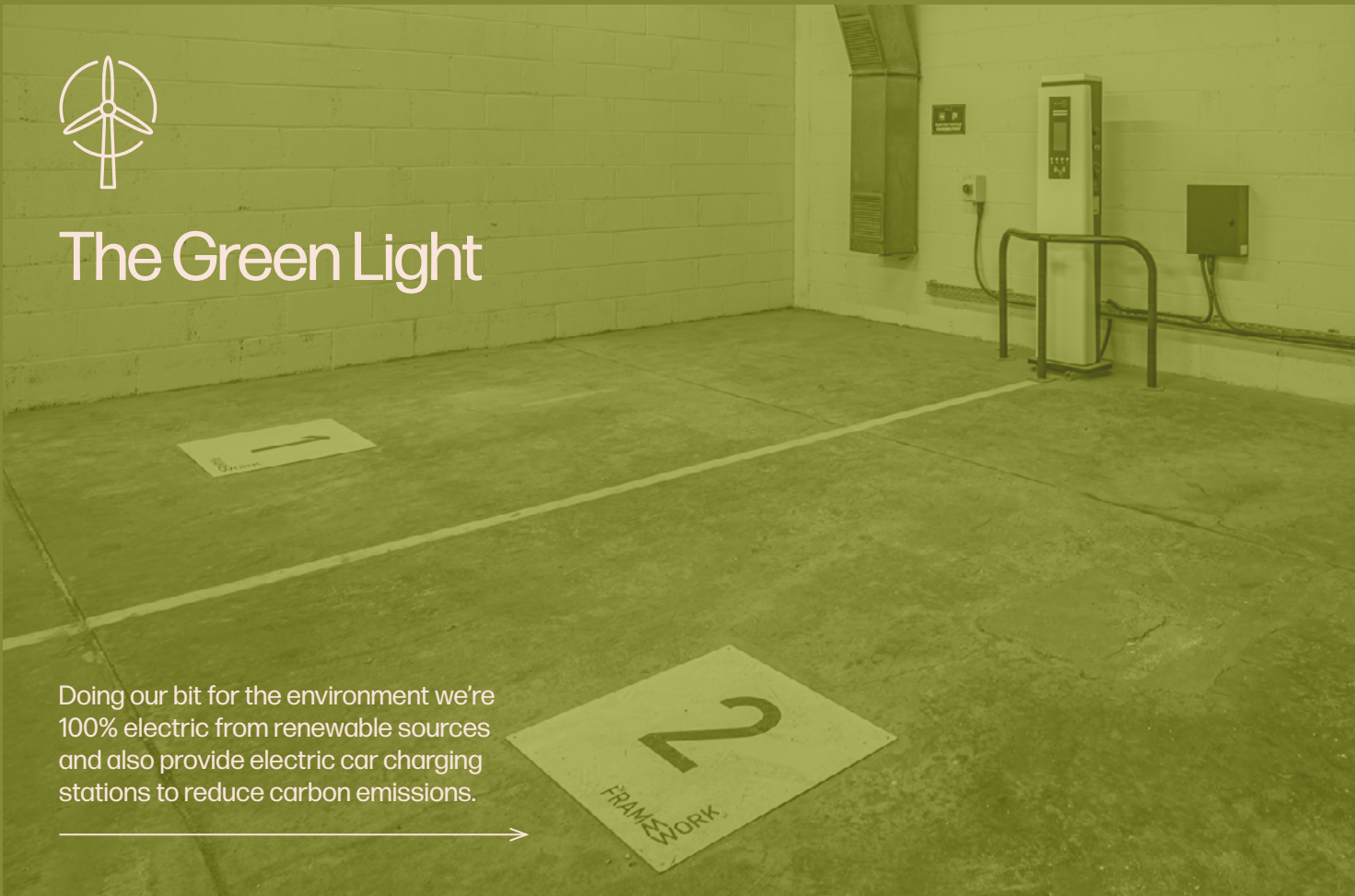
Additional Facilities

- > Drying room
- > Shower + changing facilities
- > Secure basement car parking
- > Secure indoor cycle storage
- > Cycle maintenance station



The Green Light

Doing our bit for the environment we're 100% electric from renewable sources and also provide electric car charging stations to reduce carbon emissions.



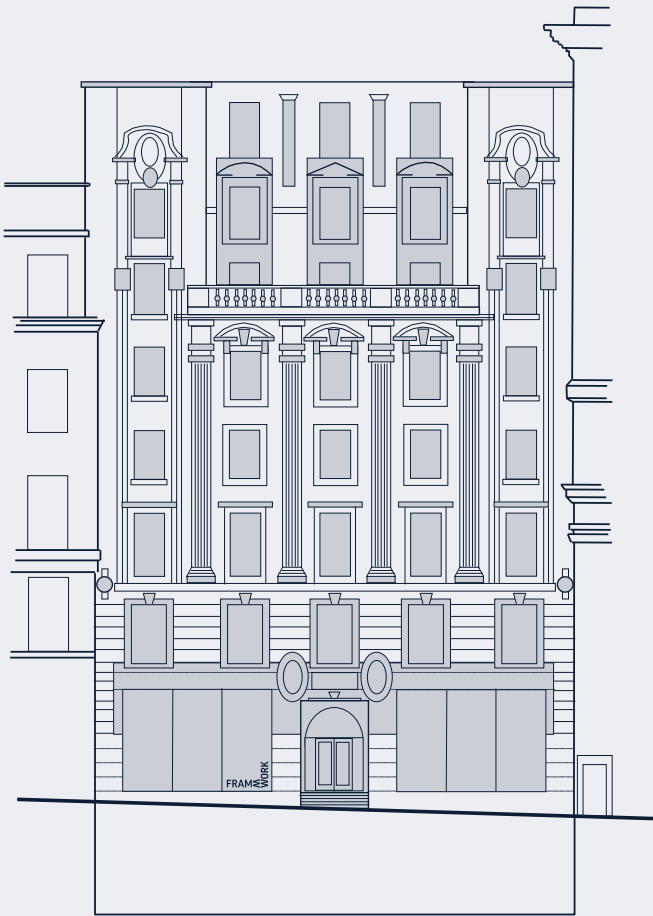
Connectivity Matters

The building is Fibre enabled, ensuring instantaneous, secure high speed broadband is available by all providers from day one.





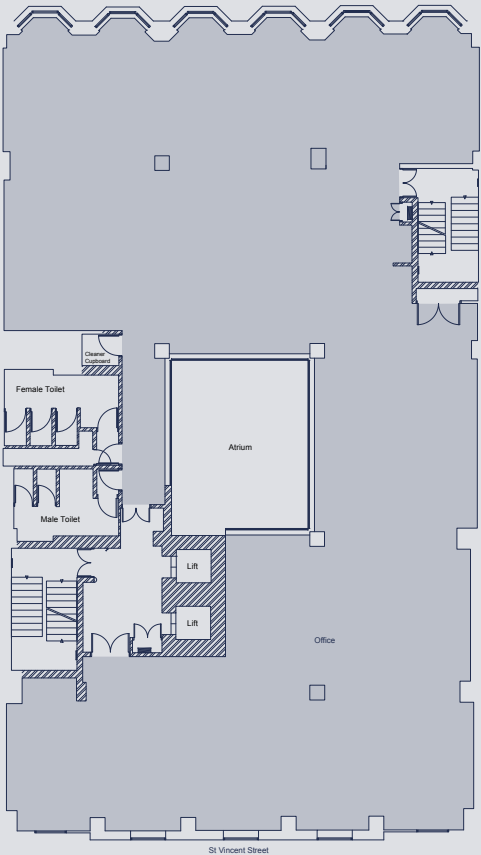
Bright Side



Seven	4,676 Sq Ft
Six	4,855 Sq Ft
Five	4,860 Sq Ft
Four	4,859 Sq Ft
Three - Flex @ Framework	4,864 Sq Ft
Two - Flex @ Framework	4,860 Sq Ft
One	5,430 Sq Ft
Ground	2,056 Sq Ft
Basement	
Total - 36,460 Sq Ft	

Floors can split from 2,000 Sq Ft upwards

Typical Floor



- > New entrance & shopfronts
- > New reception & seating area
- > Interactive directory & access control
- > Exposed, painted concrete ceiling
- > VRF Air Conditioning
- > Suspended LED lighting with ceiling rafts
- > Underfloor trunking & floor boxes
- > Contemporary floor coverings
- > Dedicated male and female toilets
- > 9 car parking spaces
- > EPC 'A' Rated



A small taste of the world class amenity, all in the Framework neighbourhood.

> All Bar One



1 min walk / West Nile Street
Modern chain bar serving beer, cocktails, wine and sharing plates to the after-work crowd.

> Cafe Fame



1 min walk / Hope Street
Relaxed coffee shop in an art deco space offering espresso, pastries and light Italian fare.

> Chaakoo Bombay Café



1 min walk / St Vincent Street
Chaakoo Bombay Café serves up a dynamic fusion of Indian street food and classic dishes in a warm, stylish setting on St Vincent Street.

> Panang



1 min walk / St Vincent Street
Panang is a vibrant street-style Thai and Asian-fusion eatery and bar that serves casual, colourful small plates in a colourful setting.

> Topolabamba



1 min walk / St Vincent Street
Topolabamba bar and canteen delivers a flavourful Mexican experience with tacos, tostadas, cocktails and more.

> Pizza Punks



1 min walk / St Vincent Street
Create your own pizza, selecting as many unlimited toppings as you like, all for one flat fee. No extra costs, no hidden charges, just awesome pizza.

> Akiko



2 min walk / Bothwell Street
Build your own poke bowls and sushi rolls at Akiko, the newest addition to the city centre's emerging Japanese cuisine scene.

> Costa Coffee



2 min walk / St Vincent Street
Costa Coffee, just steps from Framework, is the ideal spot for a comforting drink and toastie while enjoying the window seat views.

> 'BABS



3 min walk / West Nile Street
'BABS' crafts ethical Mediterranean street food with seasonal ingredients whilst honouring kebab's Greek, Turkish, and Levantine heritage.

> Buchanan Street



3 min walk / Buchanan Street
Buchanan Street is one of the main shopping thoroughfares in Glasgow, the largest city in Scotland.

> Gordon Street Coffee



3 min walk / West Nile Street
Small batch coffee producer and roaster who have received a 2020 Great Taste award, the world's most trusted food and drink awards.

> Miller & Carter



3 min walk / St Vincent Street
Miller & Carter put everything into pursuing the perfect steak, from the field to the butcher's block to the grill, so only the finest cuts make your plate.

> Piece



3 min walk / Waterloo Street
Glasgow's independent sandwich shop - Piece have been serving speciality sandwiches and Piece roast coffee since 2008.

> Riverhill Coffee Bar



3 min walk / Gordon Street
Experience exceptional coffee from Dear Green and delicious bakes at Riverhill Coffee Bar on Gordon Street.

> Sainsbury's



3 min walk / Gordon Street
Sainsbury's Local store is located on Gordon Street just across from Central Station.



Framwork's central location means all forms of domestic travel are within easy reach.

Queen Street and Glasgow Central Railway Stations are within a few minutes' walk, while Buchanan Street Subway Station further improves connectivity to the West End and Greater Glasgow.

Glasgow Central to Paisley Gilmour Street (Glasgow Airport)	9 mins
Glasgow Central to Prestwick Airport	40 mins
Queen Street to Edinburgh	42 mins
Queen Street to Aberdeen	2 hrs 37 mins
Glasgow Central to London	4 hrs 30 mins



● Amenities

- | | |
|------------------------|-------------------------|
| 01 All Bar One | 09 'BABS |
| 02 Café Fame | 10 Buchanan Street |
| 03 Chaakoo Bombay Café | 11 Gordon Street Coffee |
| 04 Panang | 12 Miller & Carter |
| 05 Topolabamba | 13 Piece |
| 06 Pizza Punks | 14 Riverhill Coffee Bar |
| 07 Akiko | 15 Sainsbury's |
| 08 Costa Coffee | |

● Hotels, Car Parks & Nextbike Stations

- | | |
|-------------------------------------|------------------------|
| 01 Q-Park Sauchiehall Street | 09 Grand Central Hotel |
| 02 Nextbike Station George Square | 10 Radisson Blu |
| 03 NCP Mitchell Street | 11 Ibis Styles |
| 04 Q-Park Waterloo Street | 12 Yotel |
| 05 Nextbike Station Waterloo Street | 13 Motel 1 |
| 06 Kimpton Blythswood Square Hotel | |
| 07 Malmaison Hotel | |
| 08 Citizen M Hotel | |





Framework

124 St Vincent Street
Glasgow / G2 5HF

frameworkglasgow.com



Andy Cunningham
andy@mc2-offices.com
07793 808 490

Holly Boyd
holly.boyd@ryden.co.uk
07884 262 217

Colin Mackenzie
colin@mc2-offices.com
07912 805 890

Tim Jacobsen
tim.jacobsen@ryden.co.uk
07787 183 341



Ryden.co.uk
0141 204 3838



Ryden LLP / MC2 give notice to anyone who may read these particulars as follows: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ryden LLP / MC2 in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Ryden LLP / MC2 has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Publication date: February 2026.

FRAMEWORK