



106

HOPE STREET

G2 6PH

Contemporary Offices in a Landmark
Glasgow Building

Suites available between 899-1,154 sq ft



Description

Designed by renowned architects Charles Rennie Mackintosh & Salmon, Son & Gillespie, this iconic building at 106-110 Hope Street provides premier office space over five floors in central Glasgow.

A Category A listed masterpiece, the building has been carefully refurbished to merge historic character with modern functionality.



Specification



Modern office suites with LED lighting



Fully equipped with meeting rooms



Kitchen and breakout areas in every suite



Male and female restrooms



Raised access floors



Secure door entry system with 24hr access



Lift access to all floors



Exposed historic features



New floor coverings throughout

All office suites are available fully furnished, with IT infrastructure readily available upon request, making it effortless to move in and get to work.



Availability

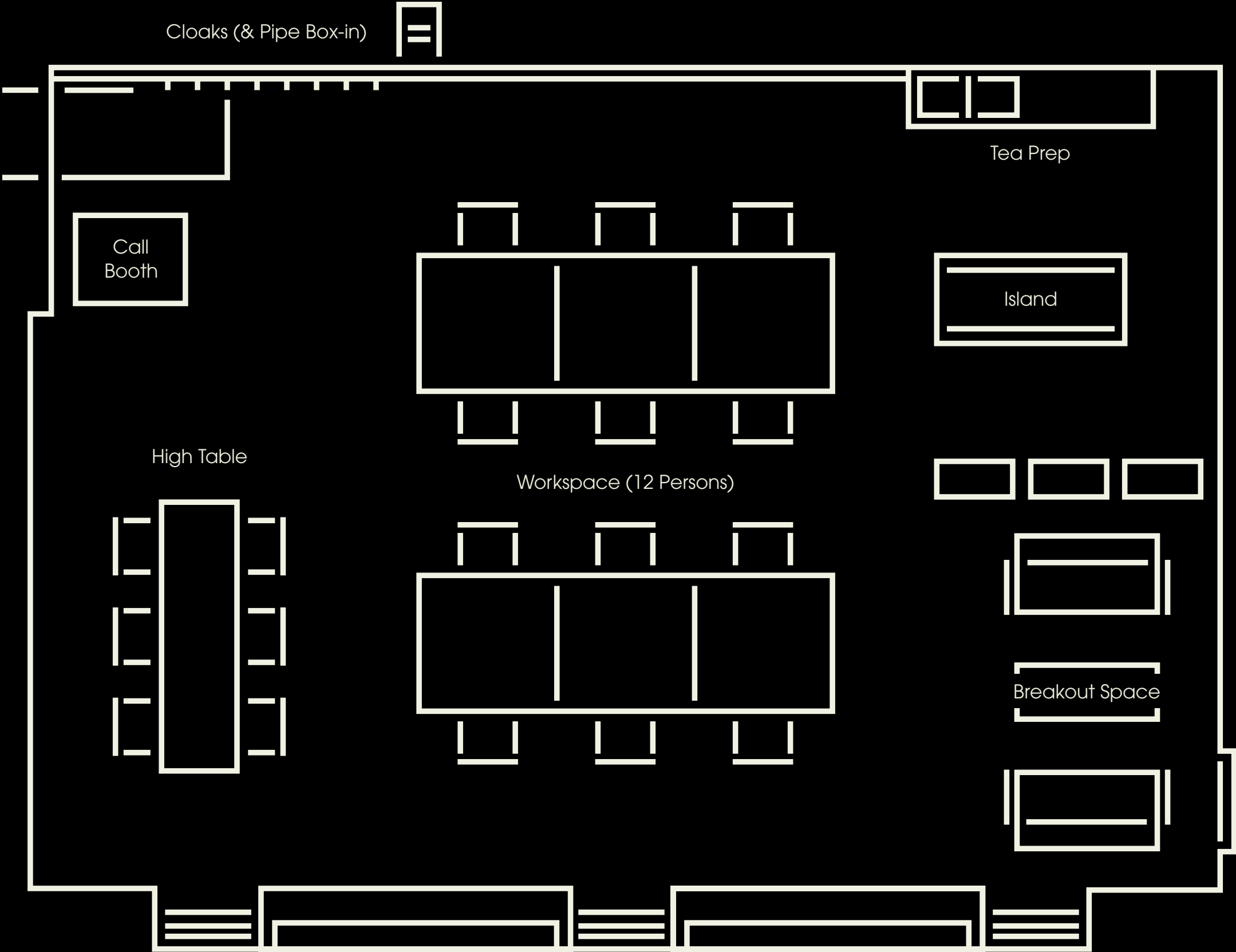
Suite 3.1 – 1,154 sq ft

Suite 3.2 – 899 sq ft

Suite 4.2 – 1,053 sq ft



Suite 4.2



Location

The building is situated in a prime office location on Hope Street close to its junctions with Bothwell Street and St Vincent Street. The property benefits from excellent transport links being less than a minutes' walk from Glasgow Central railway station, within close walking distance of Glasgow Queen Street railway station and has direct access to the M8 motorway via junction 19.



--- 5 minute walking distance

 St. Enoch Subway Station

1. Tesco Express

2. Sainsbury's Local

3. Starbucks

4. Greggs

5. McDonalds

6. Tim Hortons

7. Waterstones

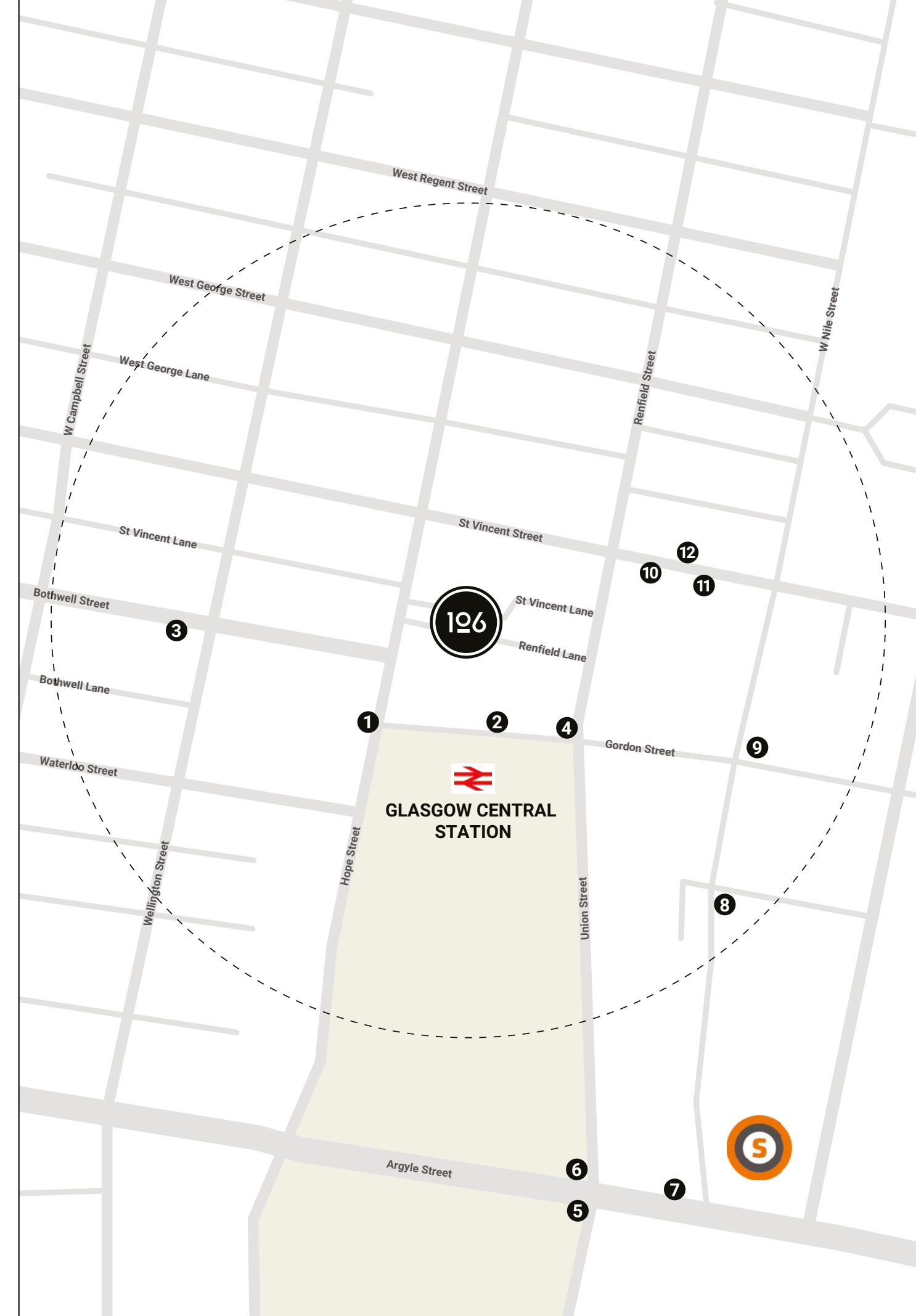
8. Sugo

9. Caffè Nero

10. Topolabamba

11. Chaakoo Bombay Cafe

12. Pizza Punks



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The tenant will be responsible for all Local Authority. Rates and Charges. All monies due under the lease will be VAT chargeable at the applicable rate. We will provide EPC. Legal costs: Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

Ryden / JLL on their behalf and for the 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. Publication Date: June 2025. Design by **Ninetwo**.

