

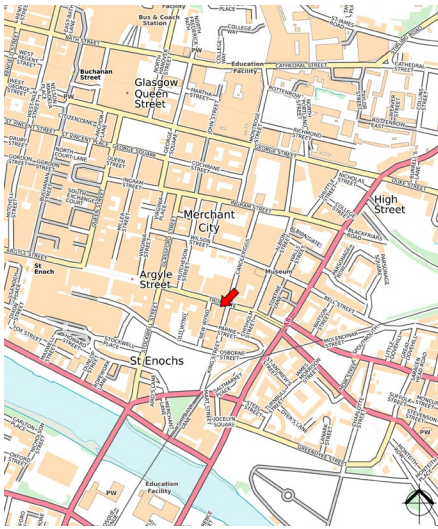
TO LET
OFFICE

 **GRAHAM
SIBBALD**



**1st, 2nd & 5th Floor,
103 Trongate, Glasgow,
G1 5QP**

- 1st, 2nd and 5th floor office suites
- Close proximity to Merchant City
- Suites available from 1,027 sq.ft. to 6,861 sq.ft.
- New FRI leases available
- 1st and 2nd Floor suites eligible for 100% rates relief



LOCATION

The subjects are situated on the south side of Trongate, one of the oldest streets in Glasgow. The surrounding area has benefitted from considerable regeneration over recent years and is now home to a variety of retail and leisure uses. The property is within walking distance of Buchanan Street, in addition to Glasgow Central and Glasgow Queen Street railway stations.

DESCRIPTION

The subjects comprise first, second and fifth floor office suites within a larger six storey office building constructed from red sandstone. The subjects all benefit from open plan floor space. There are large timber sash & case windows facing onto Trongate, providing excellent levels of natural light. The property is accessed via a door entry control system leading in to the common lobby.

ACCOMMODATION

We calculate the following approximate Net Internal Areas

Floor	SQ.M	SQ.FT
1st	95.4	1,027
2nd	96.6	1,040
5th	637.4	6,861

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

Rent on application. Please contact us for an Offer to Let form.

As part of any letting a rental deposit will be required. Please contact the sole letting agents for more information.

RATING ASSESSMENT

1st and second floors to be assessed, an incoming tenant is likely to be eligible for 100% rates relief.

5th Floor — The subjects are entered in the Valuation Roll with a Rateable Value of £45,250. The poundage rates for 2026/2027 is £0.48.1 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:



TERRY MCFARLANE
Director

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07766 551 663



LOUISE GARTLAND
Commercial Property Agent

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.