



LapsleyMcManus
Property Consultants

To Let

AVAILABLE
AUGUST 2025



Refurbished Office Suite

Suite 5B, 5th Floor Merchants House, 7 West George Street, Glasgow G2 1EG

Location

Merchants House is located on George Square, arguably Glasgow's most prestigious business address. The building occupies a prominent corner position at the junction of George Square and West George Street.

The location benefits from an abundance of retail and leisure amenities close by on Buchanan Street and the surrounding area. George Square has recently benefited from the opening of a number of high profile restaurants adding to the locations impressive leisure offering, including The Alchemist, Doppio Malto, Fight Club and the new 245 bed AC Hotel by Marriott.

Surrounding occupiers include Rainbow Room International, Glasgow Chamber of Commerce, TC Young Solicitors, Eia's Greek Restaurant, Browns Restaurant & Brassiere, The Millennium Hotel, Ernst & Young, Mercer, McLay Murray & Spens.

The premises are ideally located for all public transport facilities. The newly redeveloped Queen Street Train Station lies opposite the property, Central Train Station is a short walk and Buchanan Street Subway also lies closeby.

Description

Merchants House is a striking Grade A listed building arranged over ground and five upper floors offering modern accommodation within traditional surroundings.

The premises comprise an open plan office incorporating modern finishes, a meeting room formed in glass partitions, with a self contained tea prep and WC.

A passenger lift provides access to all floors.

Floor Areas

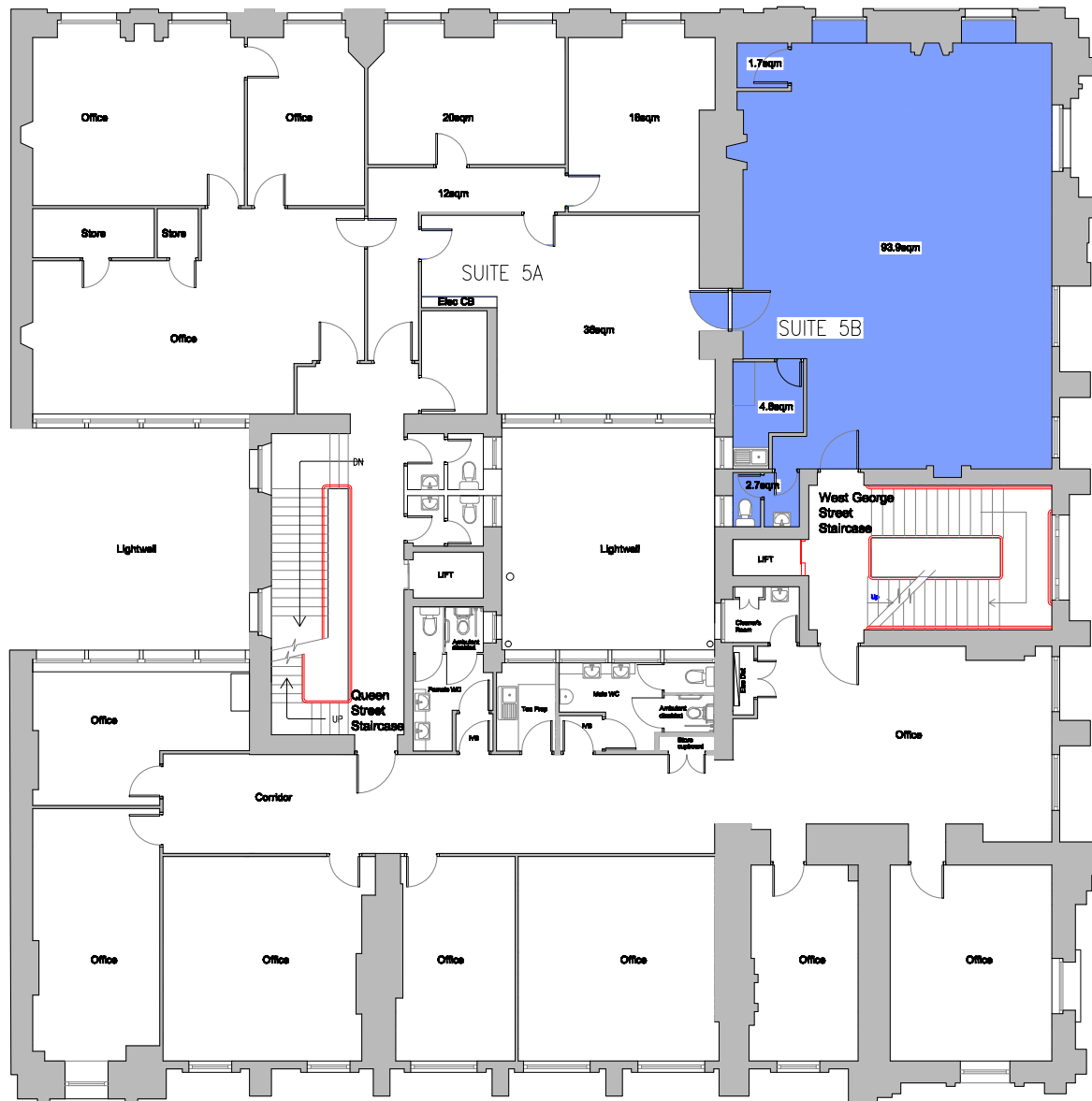
In accordance with the 7th Edition of the RICS Code of Measuring Practice, we calculate the subjects to have the following net internal area:

Suite 5b	1,109 sq ft	(103 sq m)
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For further information please call today 0141 556 1222



Floor Plan



Rent / Lease Terms

£15,000 pa exclusive of VAT.

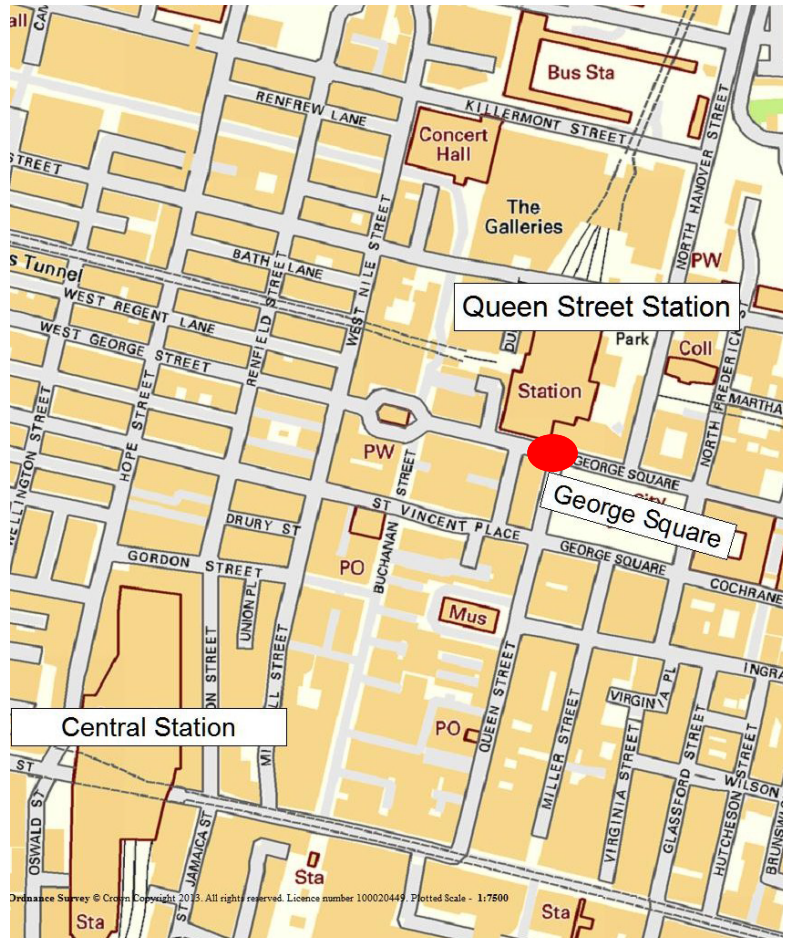
The premises are available on a FRI lease for a period of 5 years, or longer.

Service Charge

The tenant will pay a share of the service charge for the building.

Further details about capped service charge are available upon request.

For further information please call today 0141 556 1222



Business Rates

RV: £12,600
Payable: £941

The premises qualify for an 85% discount under the Small Business Bonus Scheme. For further details on applying please contact the Director of Finance at Glasgow City Council.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. June 2025

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