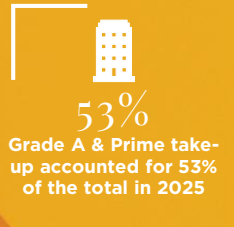
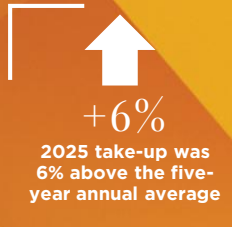


Glasgow Q4 2025 Office Market Overview

Offices - January 2026

savills

KEY STATS



Office market round-up

Take-up remains robust

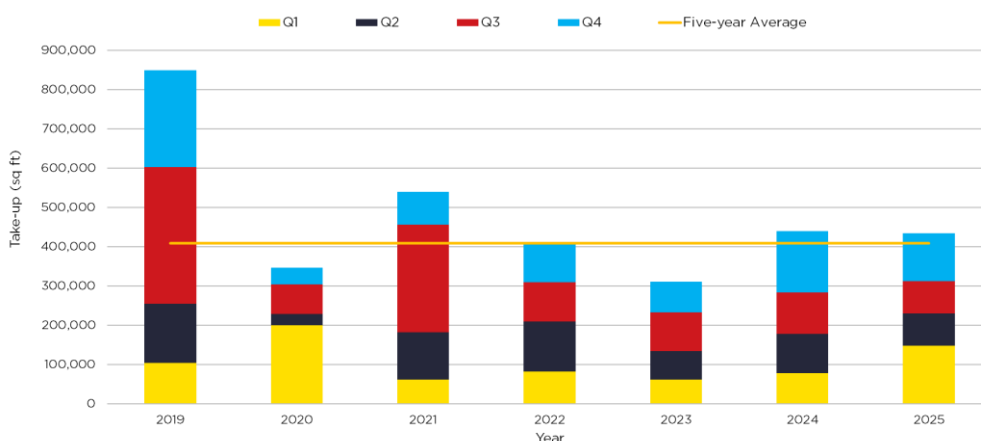
Take-up in Glasgow at the end of Q4 2025 totalled 121,411 sq ft. While this was down on Q4 2024, it was 32% above the five-year Q4 average. This brought full-year take-up to 433,781 sq ft across 137 transactions — the highest annual total on record for the Glasgow market. Total take-up in 2025 was on par with 2024 levels and 6% above the five-year annual average.

Grade A and Prime take-up reached 229,087 sq ft, representing 53% of total take-up and marking the highest combined level for these grades since 2021. This was 31% higher than the 2024 total. There were 22 transactions across the two grades, the highest number recorded since 2015.

FIGURE 1: Key Market Data

	2025	Comparison to 2024	Comparison to 2019
Take-up 2025 (sq ft)	433,781	-1%	-49%
Grade A & Prime Take-up 2025 (sq ft)	229,087	+31%	-141%
Deal Count 2025	137	+9%	+18%
Q4 2025 Supply (sq ft)	2,106,302	-4%	+141%
Q4 2025 Grade A Supply (sq ft)	366,174	-19%	+54%
Q4 2025 Prime Supply (sq ft)	224,666	+89%	N/A
Prime Rent (£ per sq ft per annum)	£41.50	+8%	N/A

FIGURE 2: Market Take-up



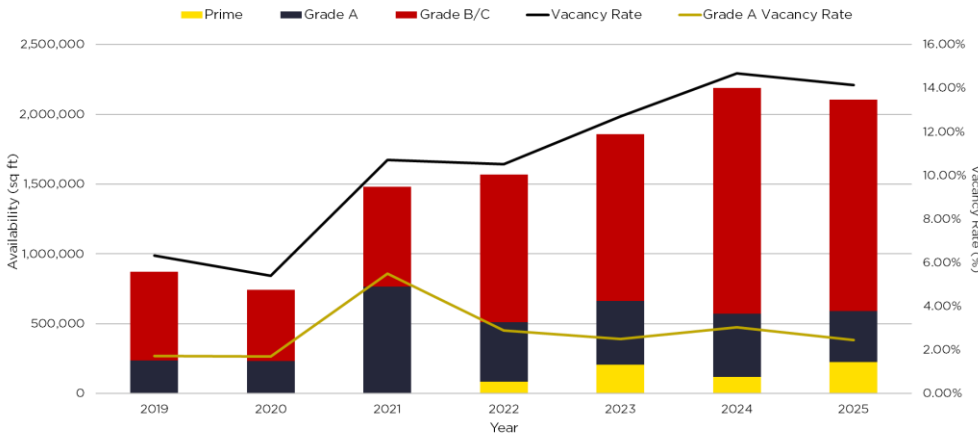
Source: Savills Research

Availability continues to fall

Availability at the end of Q4 2025 totalled 2.1 million sq ft, a decrease of 3% compared to the previous quarter. This means that the overall vacancy rate has decreased by 30 basis points (bps) to 14.1%. Secondary stock continues to dominate the availability, with 1.5 million sq ft available.

Grade A and Prime availability now stand at 366,174 sq ft and 224,666 sq ft respectively. Grade A has decreased by 14%, while Prime has increased slightly by 3%. This means the Grade A vacancy rate has decreased by 20bps to 2.5%, meanwhile the Prime vacancy rate stands 1.5%, continuing to demonstrate the lack of high-quality available space in Glasgow.

FIGURE 3: Market Availability



Source: Savills Research

Professional occupiers continue to lead take-up

The Professional sector was the most active during 2025, leasing a combined 123,577 sq ft and accounting for 29% of total take-up. The sector’s largest letting was acquired by Pinsent Masons at Aurora, , for a total of 31,724 sq ft.

This was subsequently the largest annual take-up on record for the sector.

Another active sector during 2025 was the 'TMT' sector, leasing a total of 97,816 sq ft through 31 transactions, the highest number of transactions on record.

The sector accounted for 23% of the total, with the largest letting of the sector was by Sky, who took 26,157 sq ft at 55 Douglas Street in Q4.

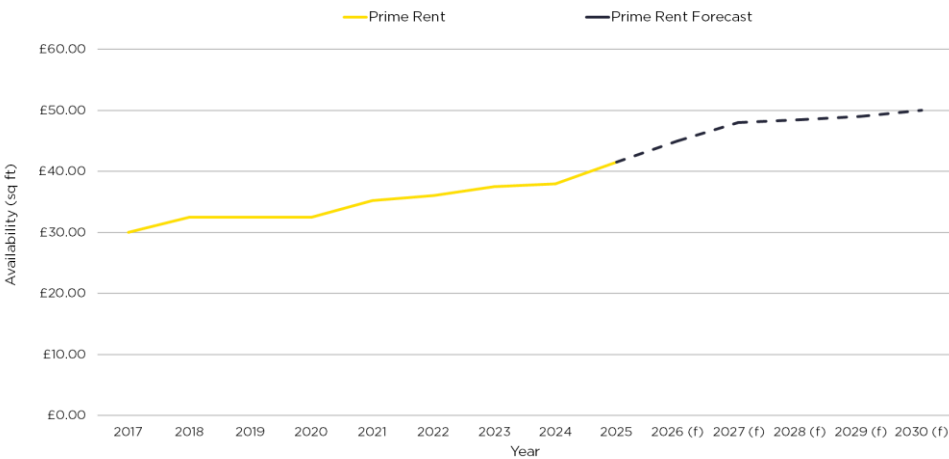
Headline rent

There was no new increase in the Prime headline rent during Q4 2025, and it remains at £41.50 per sq ft, which was achieved in Q1 2025 at Aurora.

This means Prime rent has grown by 28% over the last five years, and further rental growth is expected in Glasgow due to a constrained Prime supply and lack of new development, with Savills latest projections forecasting growth to reach at least £45 per sq ft by the end of 2026.

This would represent a significant 8% increase over the next year and is projected to reach £50 per sq ft by 2030. However, if a pre-let new build were to be secured, Savills predicts headline rents in excess of £55 per sq ft over the next five years.

FIGURE 4: Headline Rent



Source: Savills Research

“ 2025 take-up was on par with 2024 and also 6% above the five-year annual average. David Cobban, Director ”



Savills Research

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