

TO LET - OFFICE

G1 BUILDING

5 George Square, Glasgow, G2 1DY



Key Highlights

- 8,179 to 20,512 sq ft
- 'Very good' BREEAM rating
- Six high speed 17 person passenger lifts
- Generous levels of secure underground car parking (1:2,111 sq.ft)
- 'B' rated EPC
- Large, virtually column free floor plates
- Excellent on-site amenities

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Location

The property is located with frontage onto George Square and is immediately visible from the entrance to Glasgow's Queen St Station. The building benefits from also having both Glasgow Central Station and the city's underground network in the immediate vicinity, as well as the many bus routes covering the city centre.

G1 Building is located directly next to the City Chambers and within walking distance of the main shopping areas of Buchanan Street and Argyle Street as well as having access to the excellent local amenities that Glasgow City Centre has to offer.

Description

The G1 Building is set behind an attractive listed sandstone façade and offers high-quality office accommodation as well as conference facilities and restaurants arranged over 11 floors.

The triple height reception has been finished to the highest quality and designed in Bavarian limestone offering an exceptional sense of arrival.

The 2nd Floor office suite will be fully refurbished to a CAT A standard.

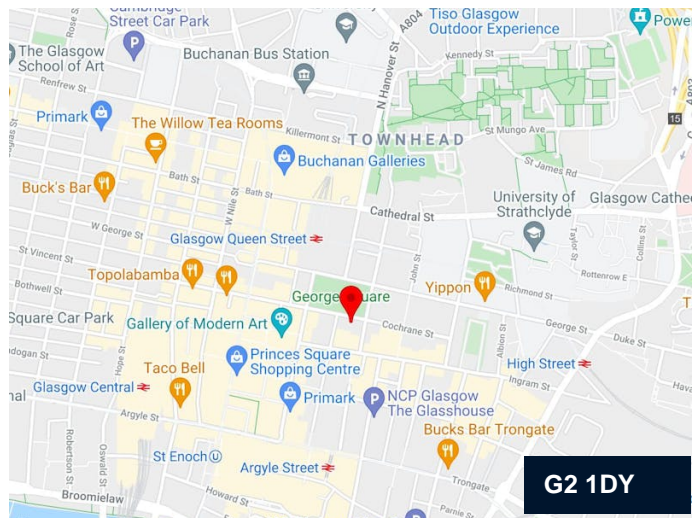
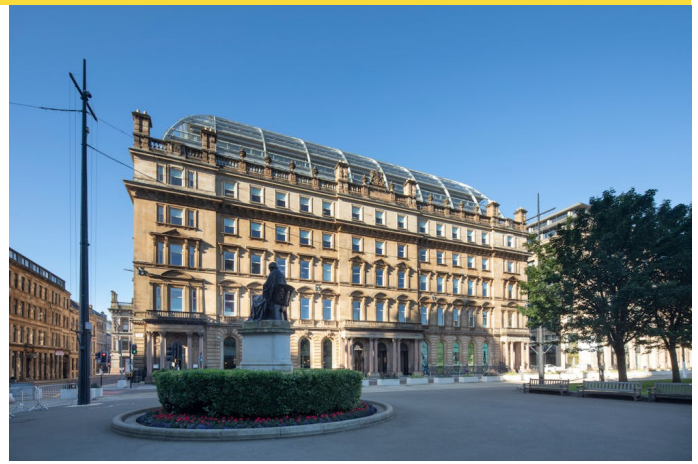
Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge
2nd	8,179	roa	£12.60 /sq ft	£11.48 /sq ft
1st	12,333	roa	£12.60 /sq ft	£11.48 /sq ft
Total	20,512			

Specification

- Triple height reception finished to the highest quality
- Large, virtually column free floor plates
- Six high speed 17 person passenger lifts
- Secure barrier entry
- 2.85m clear floor to ceiling height
- Four pipe fan coil air conditioning system with full BMS control
- Generous levels of secure underground car parking (1:2,111 sq.ft)
- 'B' rated EPC
- 'Very good' BREEAM rating
- Dual building power supply
- Excellent on-site amenities
- Double width external pavement



Contact

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