

TO LET - OFFICE

177 WEST GEORGE STREET

Glasgow, G2 2LB



Key Highlights

- 516 to 1,336 sq ft
- Attractive Common Areas
- Shower Facilities
- High Quality Refurbished Space
- Excellent Nearby Amenities
- Raised Access Floor

SAVILLS Glasgow
5th Floor Cadworks
Glasgow G2 6SE
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Description

177 West George Street provides nine stories of refurbished office accommodation located in a prominent position in Glasgow's central business district. Specification includes well appointed open plan office accommodation with raised access floors, attractive ceiling finish, LED lighting and gas fired central heating.

Suite 1.4 - open plan, with access to a shared tea prep.

Suite 2.1 - fully fitted with a 10 person boardroom and tea prep.

Tenants of Robt Jones Holdings buildings are granted exclusive access to both the newly developed rooftop terrace at 145 St Vincent Street and the Gym Facilities at Wellington Place, 107 West Regent Street. Please see brochure for more details.

Location

This location provides excellent connectivity with Glasgow Central & Queen Street train stations only a few minutes away by foot. Furthermore, 177 West George Street benefits from the Subway network with Buchanan Street station nearby. Buses are frequent and link the building with commuters from the Greater Glasgow conurbation. Finally, Junctions 18 & 19 of the M8 motorway are only minutes away by car.

Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge	Availability
6th - Suite 6.2	1,219	£22 /sq ft	£5.80 /sq ft	£5.35 /sq ft	Let
6th - Suite 6.1	1,328	£23 /sq ft	£5.55 /sq ft	£5.35 /sq ft	Under Offer
2nd - Suite 2.1	1,336	£22 /sq ft	£5.55 /sq ft	£5.35 /sq ft	Under Offer
1st - Suite 1.4	516	£20 /sq ft	£4.92 /sq ft	£5.35 /sq ft	Available
Ground	1,161	£18.50 /sq ft	£5.70 /sq ft	£5.35 /sq ft	Let
Ground - front	774	£22 /sq ft	£5.21 /sq ft	£5.35 /sq ft	Let

Specification

- 24 hour access
- Passenger lift
- LED lighting
- Male, Female and DDA WCs
- Shower facilities

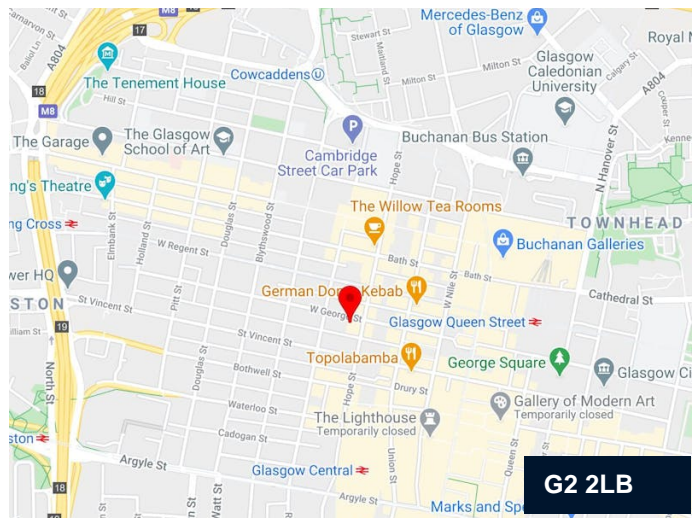
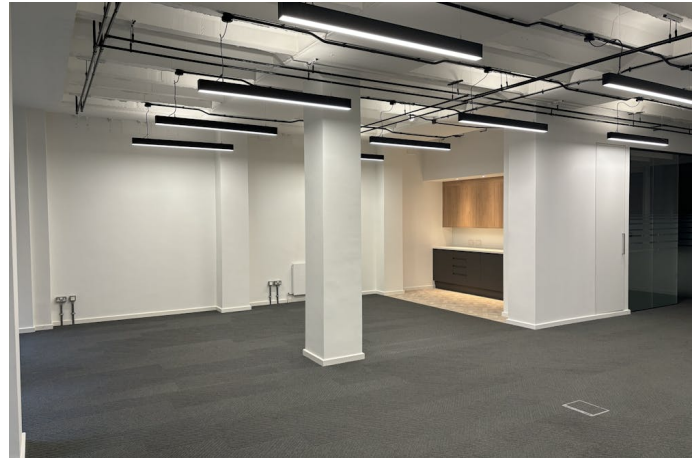
Viewings

Strictly by appointment with Savills or with their joint agent Ryden.

Terms

New Fully Repairing and Insuring lease terms available.

Business Rates



Rates payable: £5.70 per sq ft
(based upon Rateable Value: £5.55)

Contact

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