



204

WEST GEORGE STREET

To Let

High quality refurbished office located
within Glasgow's Central Business District

Ground Floor (part): 681 sq.ft / 63.27 sq.m
Lower Ground Floor: 1,305 sq.ft / 121.24 sq.m



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A rare opportunity to occupy a townhouse building of such high quality and detail. The stunning traditional townhouse in the core city centre which has been sympathetically refurbished, retaining the traditional features and charm.

The ground floor is accessed via the main corridor onto an open plan floor plate with excellent street frontage / profile onto West George Street.

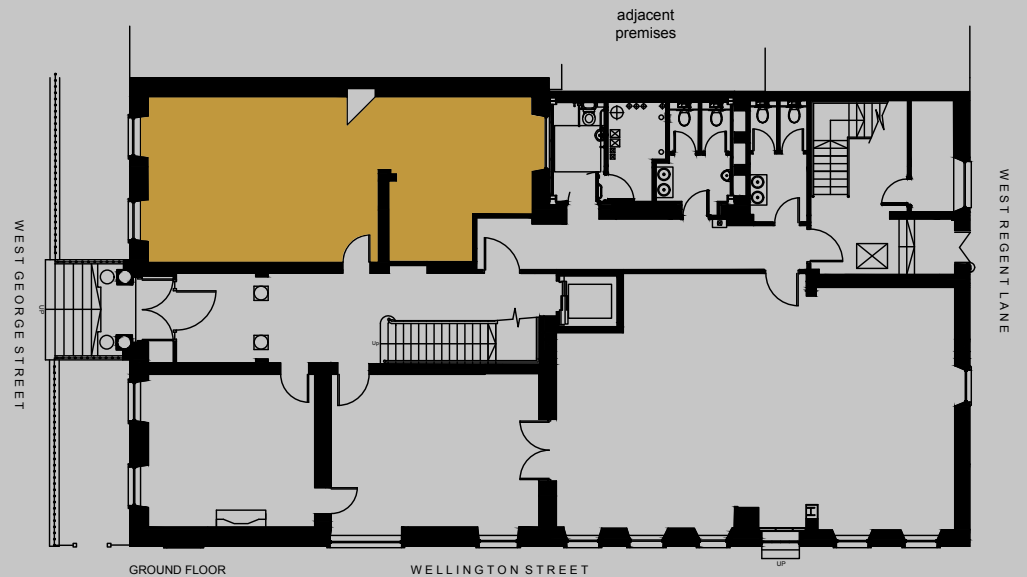
While the Lower Ground Floor is accessed via it's own dedicated entrance at the front of the building.

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Indicative photo of what ground floor refurbishment specification will look like



Specification

681 sq.ft / 63.27 sq.m

Refurbishment specification to include

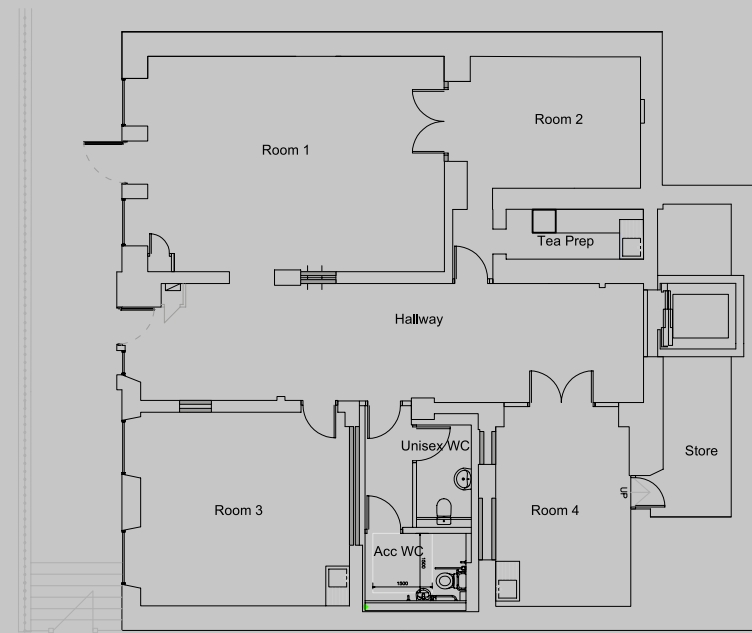
- Excellent natural daylight
- High proportion of sash & case windows providing excellent daylight and branding
- Open plan accommodation
- Air conditioning
- Linear LED lighting
- Dedicated kitchen tea prep unit within the suite
- Furniture and fit out packages could be available
- Generous ceiling height with traditional corning
- Perimeter trunking
- Lift and stair access
- Communal male, female and accessible W/Cs

**New leases available
on flexible terms**



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Lower Ground Floor

1,305 sq.ft / 121.24 sq.m

The Lower Ground Floor has been refurbished to benefit from the following specification;

- Dedicated entrance
- Cellular configuration with 4 individual rooms off of a main hallway
- Painted plaster walls
- Vinyl and carpet flooring
- A mix of spot light and LED lighting
- Gas central heating
- A dedicated kitchen tea prep
- 1x Unisex toilet
- 1x Accessible toilet

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Location

204 West George Street occupies a prominent corner position at the junction of West George Street and Wellington Street in the heart of Glasgow's traditional office core.

The building is well situated for access to public transport facilities, with both Glasgow Central and Queen Street railway stations being within a short walk of the premises. Bus and Subway stations are also within a few minutes' walk.



Nearby Amenities:



VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

EPC

A copy of the EPC and Recommendation Report can be provided upon request.

Terms

New Lease available

Rates

The tenant will be responsible for all local authority rates and charges

Service Charge

The tenant will be required to pay a proportion of the buildings operating costs. Further details of the current service charge are available on request.

Legal Costs

Each party will bear their own legal costs and the ingoing tenant will be responsive for registration fees and LBTT relating to this transaction.

Disclaimer:

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Viewing

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