

TO LET - OFFICE

# G1 BUILDING

5 George Square, Glasgow, G2 1DY



## Key Highlights

- 8,200 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

SAVILLS Glasgow  
163 West George Street  
Glasgow G2 2JJ  
**0141 248 7342**  
[savills.co.uk](http://savills.co.uk)



## 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          | 8,200        | roa  | £12.47 /sq ft | £7.76 /sq ft   |
| <b>Total</b> | <b>8,200</b> |      |               |                |

## 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

## Terms

### Contact

**Colin McGhee**

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07714140771

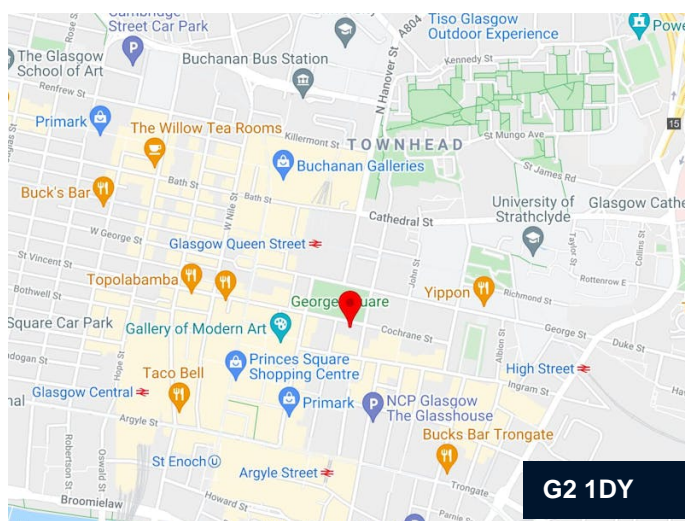
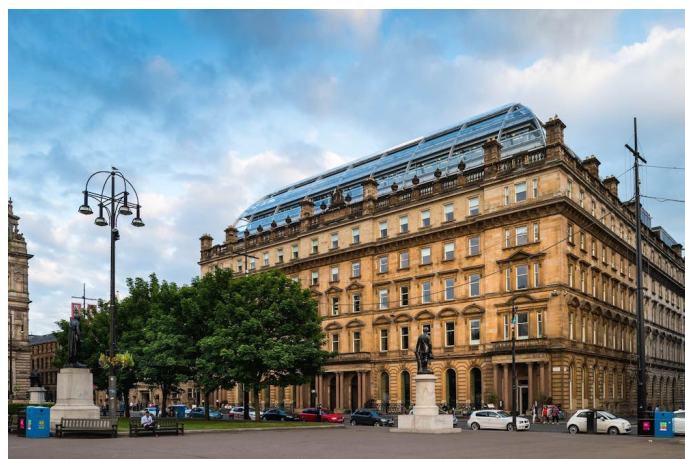
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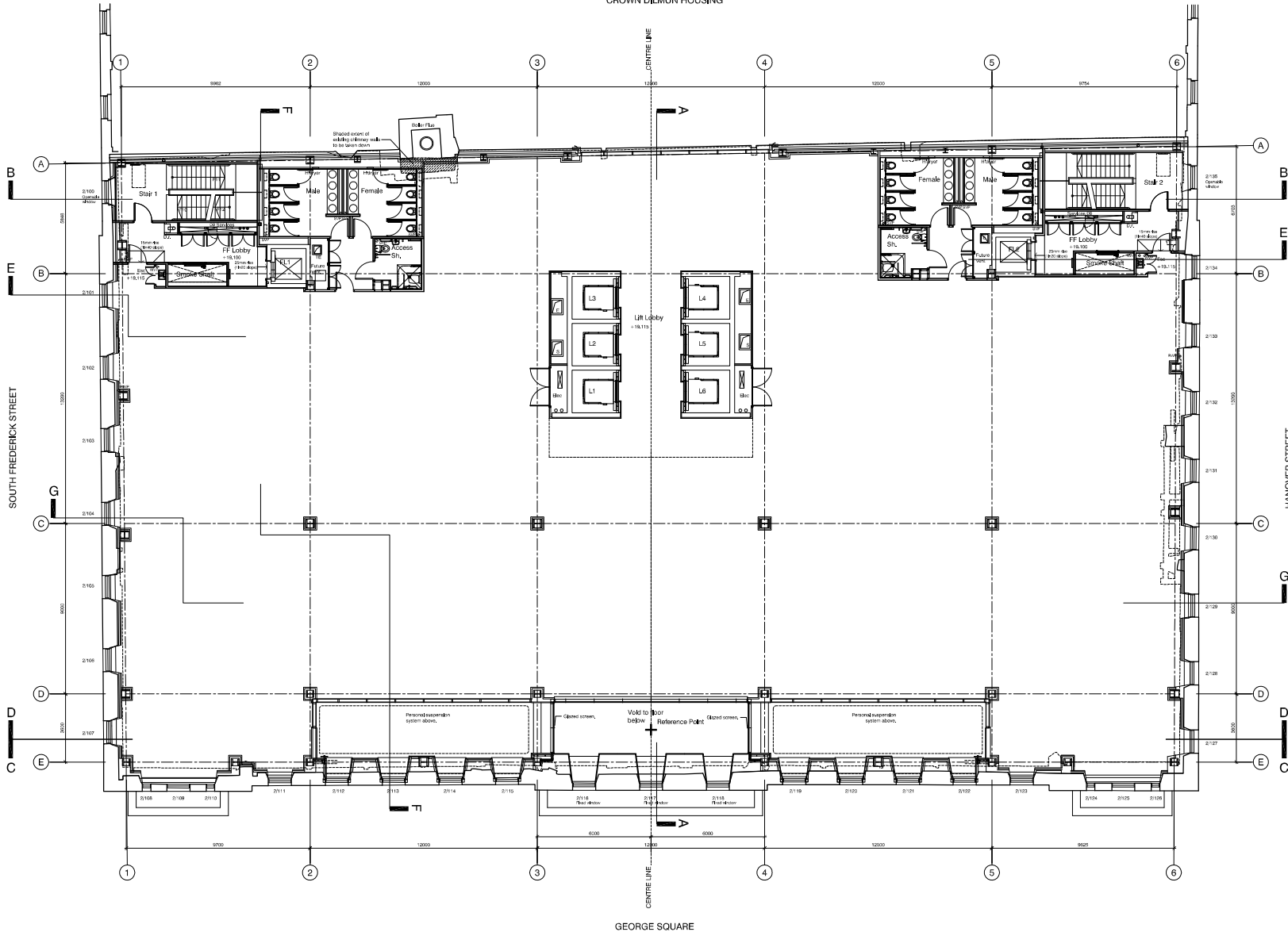




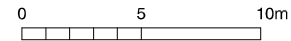




CROWN DILMUN HOUSING



SECOND FLOOR PLAN



Notes:  
 The contractor is to check the site and check all dimensions and levels before commencing work. No variations should be made without reference to the architect. No dimensions should be taken from the drawings.

**Cooper Cromar**

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| <b>Architects</b><br>Cooper Cromar<br>100 George Street<br>Glasgow G2 3JN<br>Tel: 0141 202 2800<br>Fax: 0141 202 2801<br>www.cooper-cromar.com | <b>Edinburgh</b><br>25 Hanover Street<br>Glasgow G2 3DQ<br>Tel: 0141 202 2810<br>Fax: 0141 202 2811<br>www.cooper-cromar.com |
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|---|--|
| <b>AS BUILT</b>   |  |
| DRAGON DEVELOPMENTS (G1) LIMITED                          |  |
| Project No:<br>No. 1, GLASGOW<br>GEORGE SQUARE<br>GLASGOW |  |
| Drawing No:<br>SECOND FLOOR PLAN<br>AS PROPOSED           |  |
| Scale:<br>1:100 @ A1<br>Drawn by:<br>SEW                  | Date:<br>MAY 2007<br>Checked by:<br>GP |
| Rev. No:<br>02011   | Rev. No:<br>AL(0)37                    |
| Rev. No:<br>AC  |  |