

TO LET - OFFICE

# "CAPSULE" AT 140 WEST GEORGE STREET

Glasgow, G2 2HG



## Key Highlights

- 1,383 to 1,579 sq ft
- New cycle, shower and changing facilities
- Fully fitted "Capsule" space
- Fully electric building
- VRF air conditioning
- Defurbished ceilings with rafts incorporating integrated LED light fittings
- 1x10 person passenger lift

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



## Description

"Capsule" at 140 West George Street offers contemporary, fully fitted office space incorporating dedicated meeting room and kitchen facilities in each available suite.

The common areas of the building have been fully refurbished to provide high-quality office accommodation with attractive entrance foyer area.

## Location

The property occupies a prime location within Glasgow's core Central Business District (CBD), boosting an excellent business address. It is also easily accessible via all forms of local public transport and is close to some of the best restaurants, cafés and shops.

Nearby occupiers include Gilson Gray LLP, Handelsbanken, CGI, Gleeds, Hilton and Beam Suntory.

## Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge	Availability
2nd - Suite 2	1,383	£35 /sq ft Fully fitted	£6.91 /sq ft	£13.47 /sq ft	Available
4th - Suite 2	1,405	£35 /sq ft Fully fitted	£6.81 /sq ft	£13.47 /sq ft	Available
5th	2,992	£35 /sq ft Fully fitted	£6.78 /sq ft	£11.89 /sq ft	Under Offer

## Specification

- VRF Air Conditioning
- New cycle, shower and changing facilities
- Exposed ceilings with rafts incorporating integrated LED light fittings
- 10 person passenger lift
- Fully electric building

## Letting Information

- Date available: Now
- Letting type: Commercial

## Business Rates

Rates payable: £7.05 per sq ft

## Contact

**Colin McGhee**

0141 222 4140

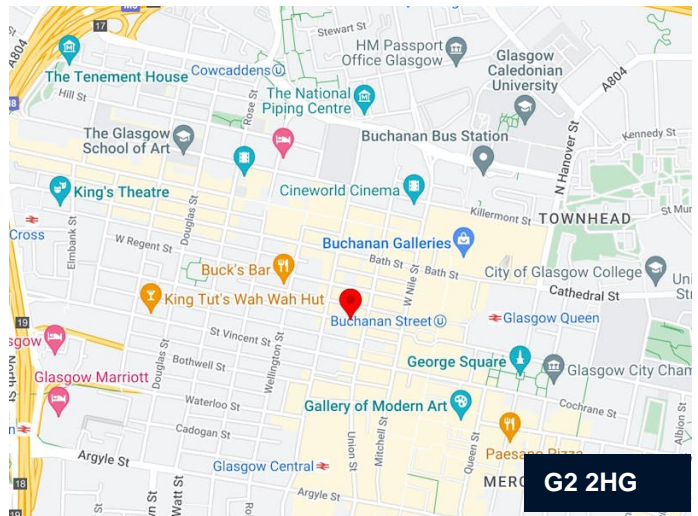
07714140771

colin.mcgee@savills.com

**Murray Irvine**

07812447073

murray.irvine@savills.com



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