

OFFICES TO LET 646 SQFT - 5,969 SQFT

# 160 West George St.

160 W GEORGE ST, GLASGOW, G2 2HG

CBRE DM HALL



## Amenities.

- |                      |                    |
|----------------------|--------------------|
| 1 Devils roast       | 6 Sarti's          |
| 2 Stack & Still      | 7 Akiko            |
| 3 Cafe Wander        | 8 Dishoom          |
| 4 The Last Bookstore | 9 Laboratorio Cafe |
| 5 Pizza Punks        | 10 Starbucks       |

 **Train Station**

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 **Subway Station**



3RD FLOOR  
SUITE 02













## Location.

CENTRALLY LOCATED CORNER BUILDING WITH THE BEST CITY CENTRE AMENITIES RIGHT ON THE DOOR STEP.

160 West George Street is located on the corner of West George Street and Hope Street. The property benefits from proximity to Glasgow's best restaurants, cafes and is only a stones throw from Buchanan Street, Glasgow's prime retail street. The building is only a short work from local transport hubs and is easily accessible by bus and subway.

ACCOMMODATION	FT <sup>2</sup>
3RD FLOOR : SUITE 2	646
3RD FLOOR : SUITE 3	1,781
2ND FLOOR	3,542
<b>TOTAL</b>	<b>5,969</b>

## Building Specification

-  AIR CONDITIONING
-  LED LIGHTING
-  SUSPENDED CEILING
-  RAISED ACCESS FLOORS
-  TEA PREP
-  MALE AND FEMALE TOILETS
-  SHOWER FACILITIES
-  BIKE STORAGE
-  CAR PARKING
-  BOOKABLE MEETING ROOM
-  TENANT KITCHEN
-  MANNED RECEPTION



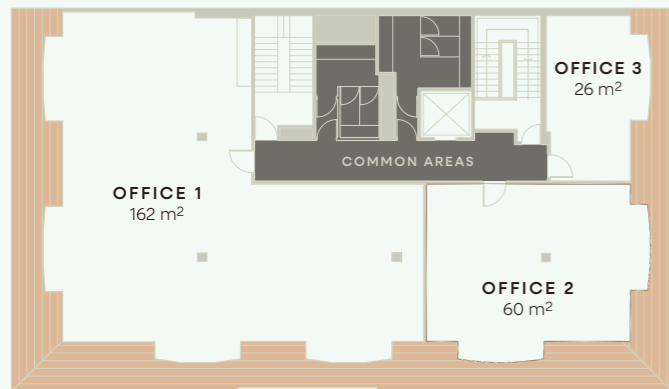
RECEPTION



## Second Floor.

ACCOMMODATION FT<sup>2</sup>

2<sup>ND</sup> FLOOR 3,542



## Third Floor.

ACCOMMODATION FT<sup>2</sup>

3<sup>RD</sup> FLOOR : SUITE 1 1,781

3<sup>RD</sup> FLOOR : SUITE 2 646

160 West George Street offers flexible, modern office accommodation. The second floor offers open plan office accommodation with two glazed meeting rooms and a full tea prep area. The buildings corner aspect offers natural daylight on three elevations. The floor plate benefits from direct lift access, and demised male & female toilets.

The third floor suite 1 benefits from an internal private meeting room and tea prep. The suite accommodates 16 desks with an internal glazed meeting room.

The third floor suite 2 is fully furnished and available on an all inclusive basis. This six work station office benefits from fantastic natural daylight and an internal tea prep.



3<sup>RD</sup> FLOOR  
SUITE 02



COMMUNAL  
MEETING ROOM



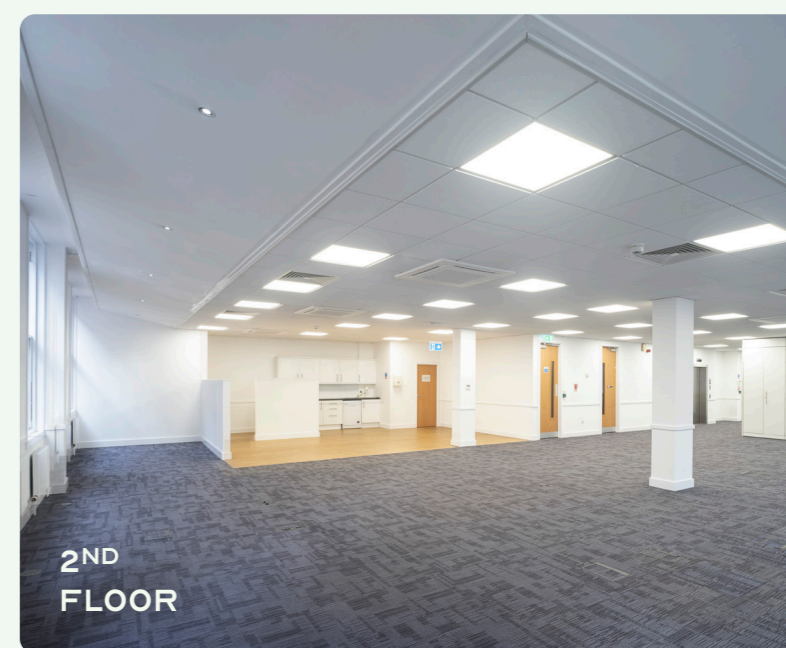
COMMUNAL  
KITCHEN



COMMUNAL  
KITCHEN



2<sup>ND</sup>  
FLOOR



2<sup>ND</sup>  
FLOOR

**OFFICES TO LET - 646 SQFT - 5,969 SQFT**

# 106 West George St.

160 W GEORGE ST, GLASGOW, G2 2HG

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction

## BUSINESS RATES

For business rating information please visit the Scottish Assessors Association website: [www.saa.gov.uk](http://www.saa.gov.uk)

## LEASE

Suites are available on a new FRI lease on terms to be agreed

## EPC

A copy of the EPC is available upon request

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