

TO LET

## PRIME CITY CENTRE WORKSPACE

4TH FLOOR - 7,610 SQ FT (707 SQ M)

3RD FLOOR - 7,610 SQ FT (707 SQ M)

# 151

WEST GEORGE ST

GLASGOW



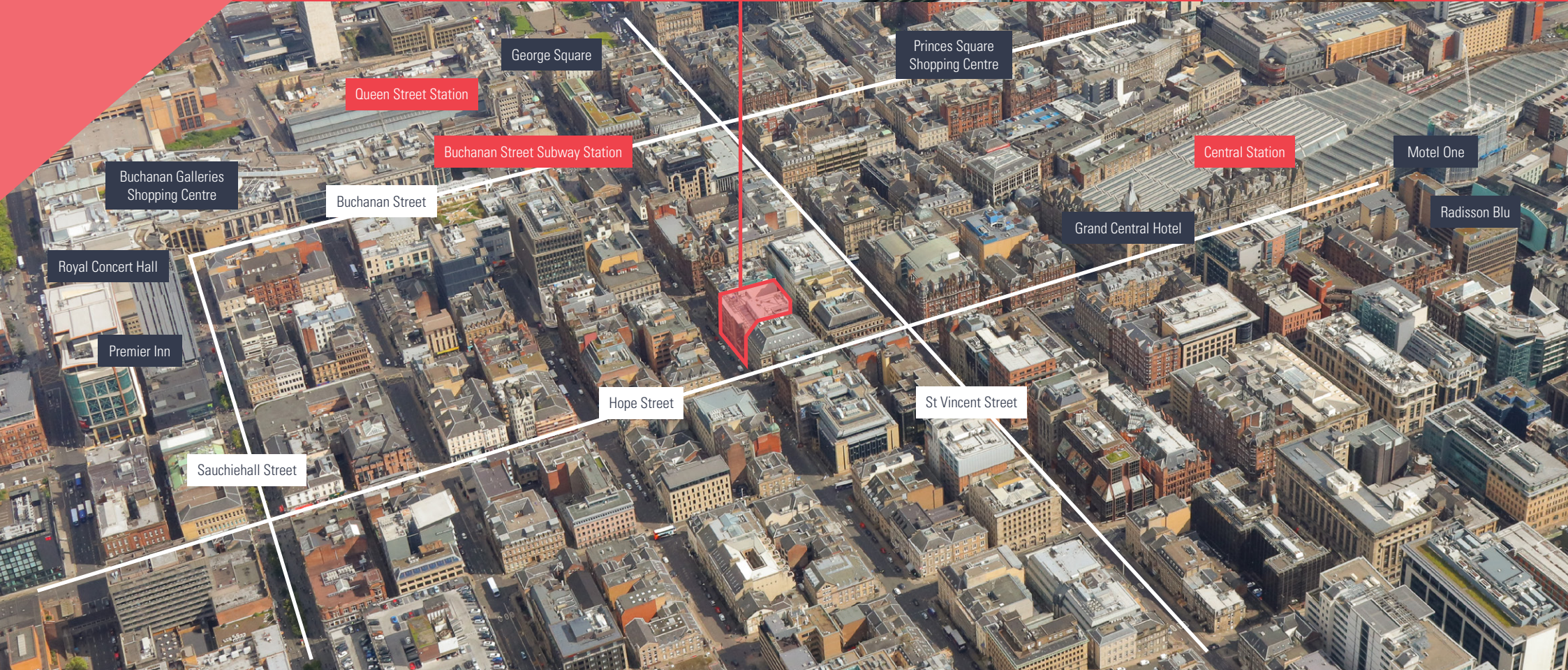


# 151

## LOCATION

151 West George Street is located on one of the City's most attractive throughfares, perfectly positioned within the heart of Glasgow City Centre. A wealth of amenities are on the doorstep, with an abundance of top quality coffee shops and eateries clustered nearby and Buchanan Street a short walk away.

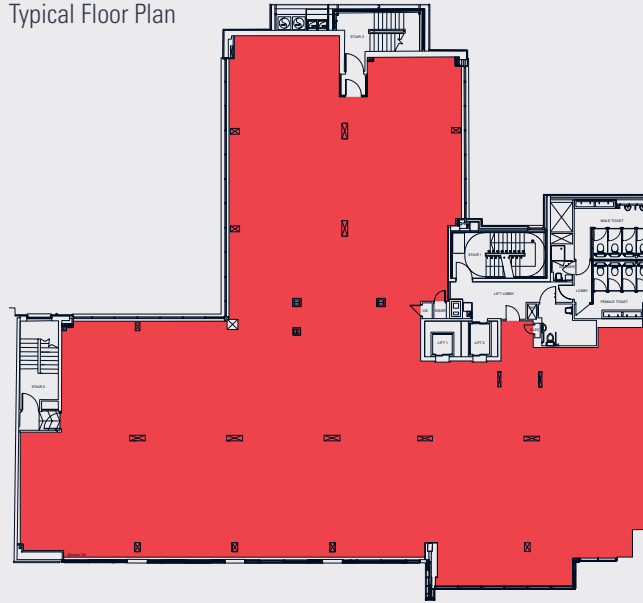
Queen Street and Central railway stations are less than a 5 minute walk away, whilst Buchanan Street subway station is around the corner providing easy access to the West End and Greater Glasgow.





# 151

Typical Floor Plan



## DESCRIPTION

Comprehensively refurbished in 2019, 151 West George Street offers outstanding high quality workspace across 6 floors, framed by an impressive stone and glass entrance creating a modern yet refined feel.



## ACCOMMODATION

The 4th floor extends to 7,610 sq ft (707 sq m) and is provided fully fitted out including desks, meeting rooms, kitchen and furniture.

The 3rd floor extends to 7,610 sq ft (707 sq m) and is provided fully fitted out including desks, meeting rooms, kitchen and furniture.



# 151



## SPECIFICATION

- Fully refurbished floor plate
- Striking double height glass reception
- New Air Conditioning
- LED lighting
- Metal suspended ceiling
- Raised access floor
- 2 x passenger lifts
- Dedicated WCs and showers
- Impressive double height feature window on 6th floor
- Commissionaire manned entrance
- 2 car parking spaces





WEST GEORGE ST  
GLASGOW

## TERMS

The 4th floor is available by way of an assignment / sub-lease, with the head lease expiring 8th November 2029. The lease has excellent flexibility with rolling tenant only break options after 31st March 2025, subject to 12 months advanced notice.

The passing rent is £182,640 per annum.

The 3rd floor is available by way of an assignment / sub-lease, with the headlease expiring 25th August 2023.

The passing rent is £182,640 per annum.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.



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