

**144 WEST  
GEORGE ST.  
GLASGOW**



# STRATEGICALLY POSITIONED IN THE HEART OF GLASGOW'S CENTRAL BUSINESS DISTRICT



Equidistant between Queen Street and Central mainline railway stations and in close proximity to all bus routes and subway network, 144 West George Street is an ideally located Grade B listed building in the heart of Glasgow City Centre.

Sustainability and well-being has been a focus of recent refurbishments, including new electric boilers, Green contracts on all common parts electricity and new secure bike store, as well as showers on the ground floor and enhanced DDA access.



# SIXTH FLOOR

Extending to 3,703 sq ft the sixth floor at 144 West George Street has been fully refurbished to provide the following specification:

- LED lighting
- Air Conditioning
- Raised access floor
- 2x High quality glazed meeting rooms
- Kitchen / breakout area
- Dedicated male and female toilets plus shower
- Fibre ready



# SIXTH FLOOR SPACE PLAN

## Professional Working At 1:10

The 6th floor will be offered as a fully furnished solution in line with the following floor plan.

**3,703 SQ FT (344 SQ M)**

Density 1:10

32 Workstations 1,400 x 800mm

**TOTAL 32**

## SUPPORT FACILITIES

- 01 8P Meeting Room
- 01 6P Meeting Room
- 01 Reception / Waiting
- 02 2P Meeting Pod
- 01 Collaboration Area
- 01 Tea Point / Breakout
- 01 Print / Copy
- 01 Lockers Area (4 High x 32 no.)
- 01 Comms Cupboard
- 01 Store



**COMING SOON**

**5TH FLOOR - 4,110 SQ FT  
AVAILABLE Q3 2025**

# SPECIFICATION



Secure Door Entry System



2 X 8 Person Passenger Lifts



LED Lighting



Enhanced DDA Access



Dedicated Male & Female Toilets With Shower Facility As Well As Access To Communal Shower Facilities



Air Conditioning



Car Parking & Cycle Storage



Remodelled & Refurbished Entrance



# SUSTAINABILITY



EPC Rating - A



Green contracts on common parts electricity



PIR sensors on all common area LED lights



Decommissioning of oversupplying gas boilers



2 new Valliant Eco Boilers fitted with heat exchangers



Dedicated bike storage and shower facilities



## ● BARS / RESTAURANTS

- 01 Merchant
- 02 Blue Dog
- 03 Babs
- 04 The Drum & Monkey
- 05 Topolabamba
- 06 Chaakoo
- 07 All Bar One
- 08 Miller & Carter
- 09 Mezcal
- 10 Bavaria Brauhaus
- 11 Rosas Thai
- 12 Cafe Wander
- 13 YO! Sushi
- 14 The Last Bookshop
- 15 Hope and Vincent
- 16 Haulloomi
- 17 Devil Of Brooklyn

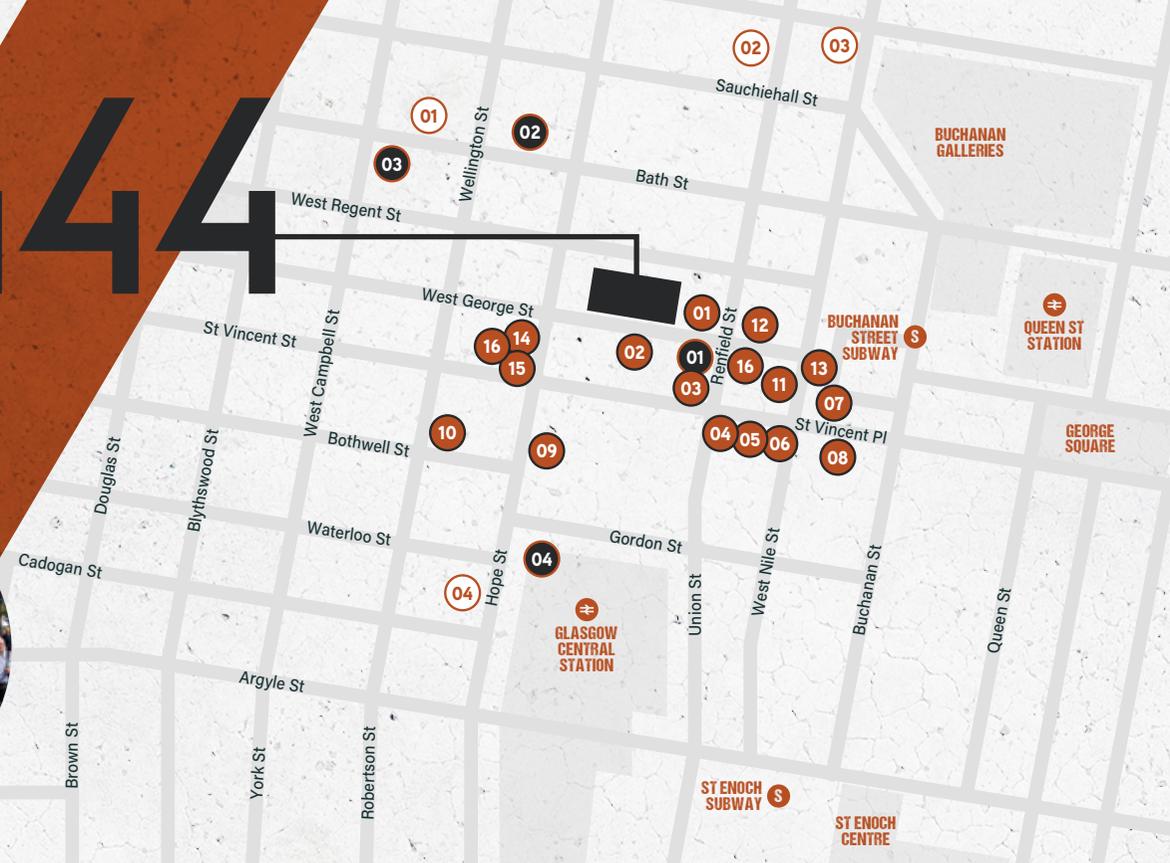
## ● HOTELS

- 01 The Address
- 02 Apex
- 03 Hampton by Hilton
- 04 Grand Central Hotel

## ● LEISURE

- 01 PureGym Bath St
- 02 Pavilion Theatre
- 03 Cineworld Cinema
- 04 PureGym Hope St

# 144



## VIEWING & FURTHER INFORMATION

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## TERMS

The suites are available on a new FRI lease on terms to be agreed.

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