



168

WEST GEORGE ST.

TO LET / MAY SELL

168 West George Street, Glasgow, G2 2NR

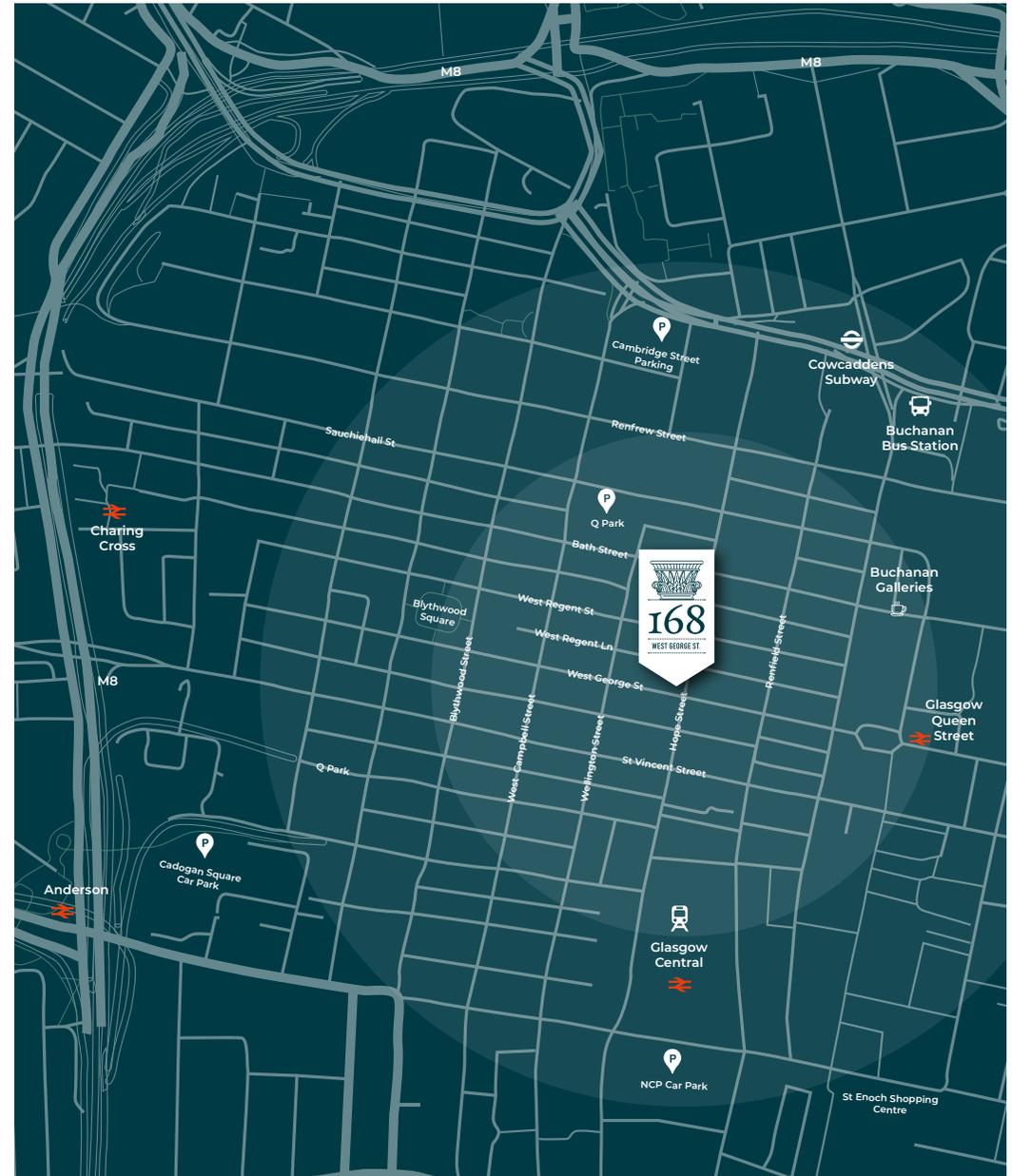
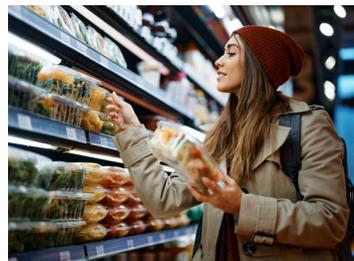
8,942 sq ft (831 sq m)

Exceptional opportunity to acquire a full, superb B-Listed traditional blonde sandstone townhouse in a Prime City Centre location within Glasgow's Central Business district. Set in a prominent corner position with impressive period rooms and secure basement garage with 2 dedicated car parking spaces

Location

168 West George Street occupies a prominent corner at the junction of West George Street and Hope Street, in the heart of Glasgow's Central Business District. It lies almost equidistant between Glasgow Queen Street and Glasgow Central Stations, both within a short walk. Junction 19 of the M8 motorway is approximately 0.4 miles to the west, providing easy access to the wider motorway network.

The surrounding area offers a wide range of amenities including cafés, restaurants, bars, and retail. Buchanan Street and Buchanan Galleries, Glasgow's premier shopping destination, are less than five minutes' walk away.



Description

Overview

168 West George Street comprises an end-terraced, B-Listed blonde sandstone townhouse dating from the mid-19th century, now configured as high-quality office accommodation.

Accommodation & Layout

Arranged over lower ground, ground, first, and second floors, the building extends to approximately 8,942 sq ft (831 sq m) and benefits from a dedicated entrance directly from West George Street.

Internal Arrangement

Internally, the property offers a flexible mix of open-plan workspaces, private offices, and meeting rooms, with kitchen facilities, WC accommodation, and storage.

Character & Natural Light

Many rooms retain period features, while large windows across three elevations provide excellent natural light.

Specification

The specification combines modern office functionality with period character, including suspended and plasterboard ceilings, ornate cornicing, LED lighting, air conditioning, gas central heating, and integrated perimeter trunking and floor boxes. There is a passenger lift serving all floors

Parking

A secure basement garage accessed from West Regent Lane provides two dedicated car parking spaces.



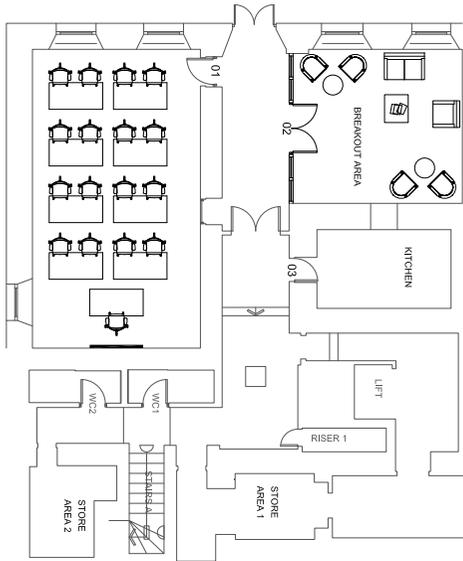
Accommodation

The building provides the following accommodation:

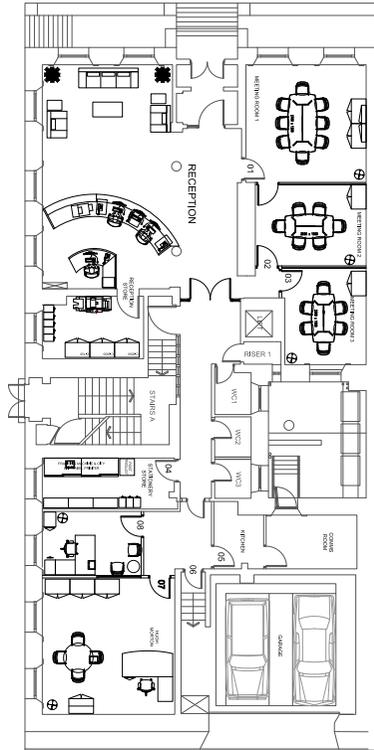
Floor	Sq Ft	Sq M
Second	2,882	268
First	2,807	261
Ground	2,238	208
Lower Ground	1,015	94
TOTAL	8,942	831



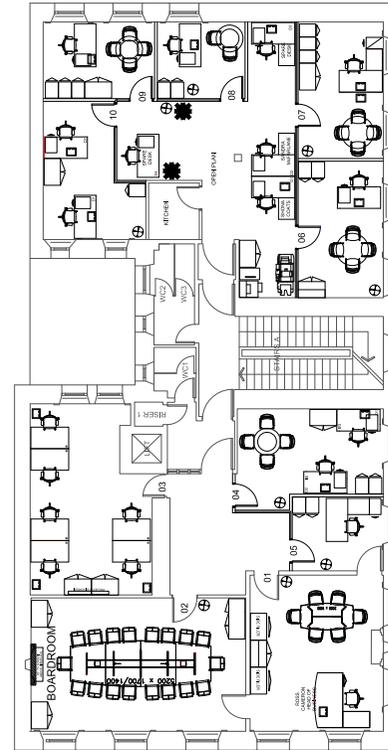
Indicative Space Plans



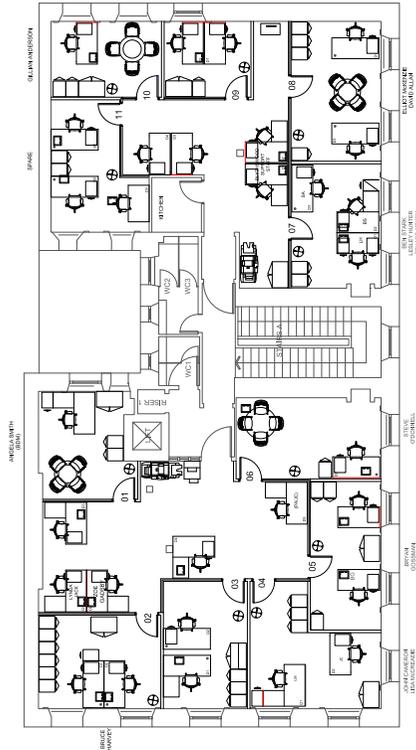
Basement



Ground



First



Second





168

WEST GEORGE ST.

Availability

Currently let to St James Place, the property will be available with vacant possession from 13 May 2026.

Lease Terms

Available on a new full repairing and insuring lease. Terms available on application.

Sale Terms

Our client may also consider a sale of the heritable interest. Further details are available on request.

Rateable Value

The property is entered in the Valuation Roll with a Rateable Value of £120,000 (proposed from 1 April 2026)

Anti-Money Laundering

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity/ address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

EPC

EPC rating B

A copy of the certificate is available on request

VAT

All building charges will be subject to VAT

Legal Costs

Each party responsible for their own costs

Alternative Use

Potential alternative uses may be suitable. Interested parties should undertake their own due diligence in this respect.

Car Parking

The building benefits from a private, secure garage to the rear, providing two dedicated spaces.



For any further information or to arrange a viewing please contact the joint agents:

savills

Savills

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Knight Frank

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Disclaimer

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