

191 | WEST
GEORGE
STREET

GLASGOW G2 2LD

**STYLISH
TOP FLOOR
FULLY FITTED
OFFICE SUITE**

TO LET // SUBLEASE OF PART FIFTH FLOOR

5,123 sq ft (475.94 sq m)

191 WEST GEORGE STREET BENEFITS FROM



**Prominent location
in the Central
Business District**



**Excellent
public transport
links**



**ESG
credentials**



**High quality
tenant fit out**



**Fully let
Grade A building**



**Part
top floor**



Stunning double height entrance space and circular revolving automatic door



Dedicated touch down seating area with integrated power and data



Glass wing speed lanes creating a secure line before the lifts and main stairway



3 x 13 person high speed passenger lifts with access control system



VRF fan coil air conditioning



Fully DDA compliant with level access for disabled staff and visitors



OUTSTANDING SPECIFICATION



Segregated access door for cyclists and pedestrians



Cycle storage area with 48 industry leading cycle racks and a repair station



Comprehensive cycle change and shower facilities including a drying room and lockers



EPC Rating 'B'

BREEAM®

BREEAM Rating 'Very Good'



Basement male and female lockers and showers with DDA toilet and shower

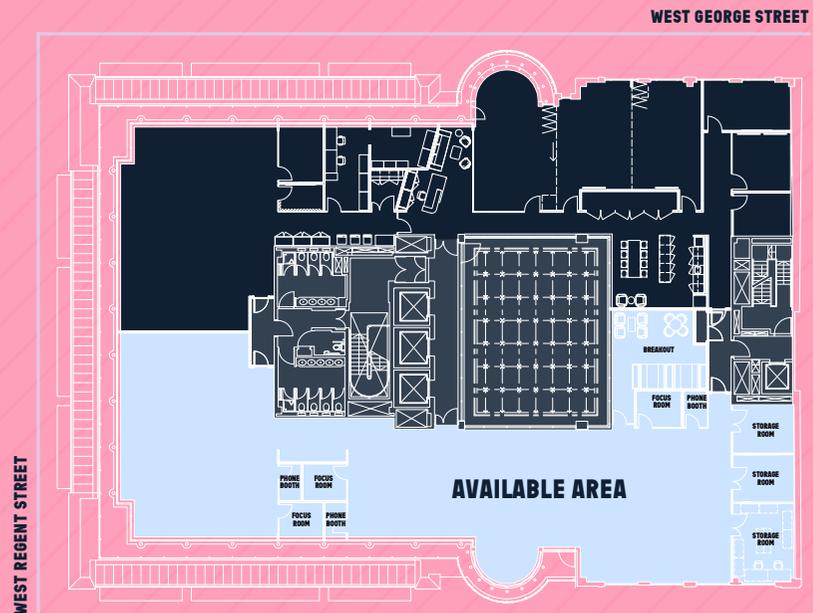
DESCRIPTION

The suite benefits from high quality existing tenant fit out and the following specification:

- Excellent natural daylight
- Suspended ceilings
- Full access raised floors with 160mm void
- 2.7m clear floor to ceiling height
- 1,200 x 300 metal ceiling with integrated LED lighting
- VRF fan coil Air Conditioning providing cooling & heating
- Male, female and accessible toilet facilities
- Breakout furniture
- Area for kitchen with fitted booths
- c.35 sit/stand desks and chairs
- 6 x meeting rooms (2-4 person) and 3 x storage rooms



FLOOR PLAN



ACCOMMODATION

The approximate net internal floor areas are as follows:

- Part 5th Floor
- 5,123 sq ft
- 475.94 sq m
- 2 Car Parking Spaces

TERMS

The space is available via sublease until October 2025.

TO LET SUBLEASE OF PART TOP FLOOR

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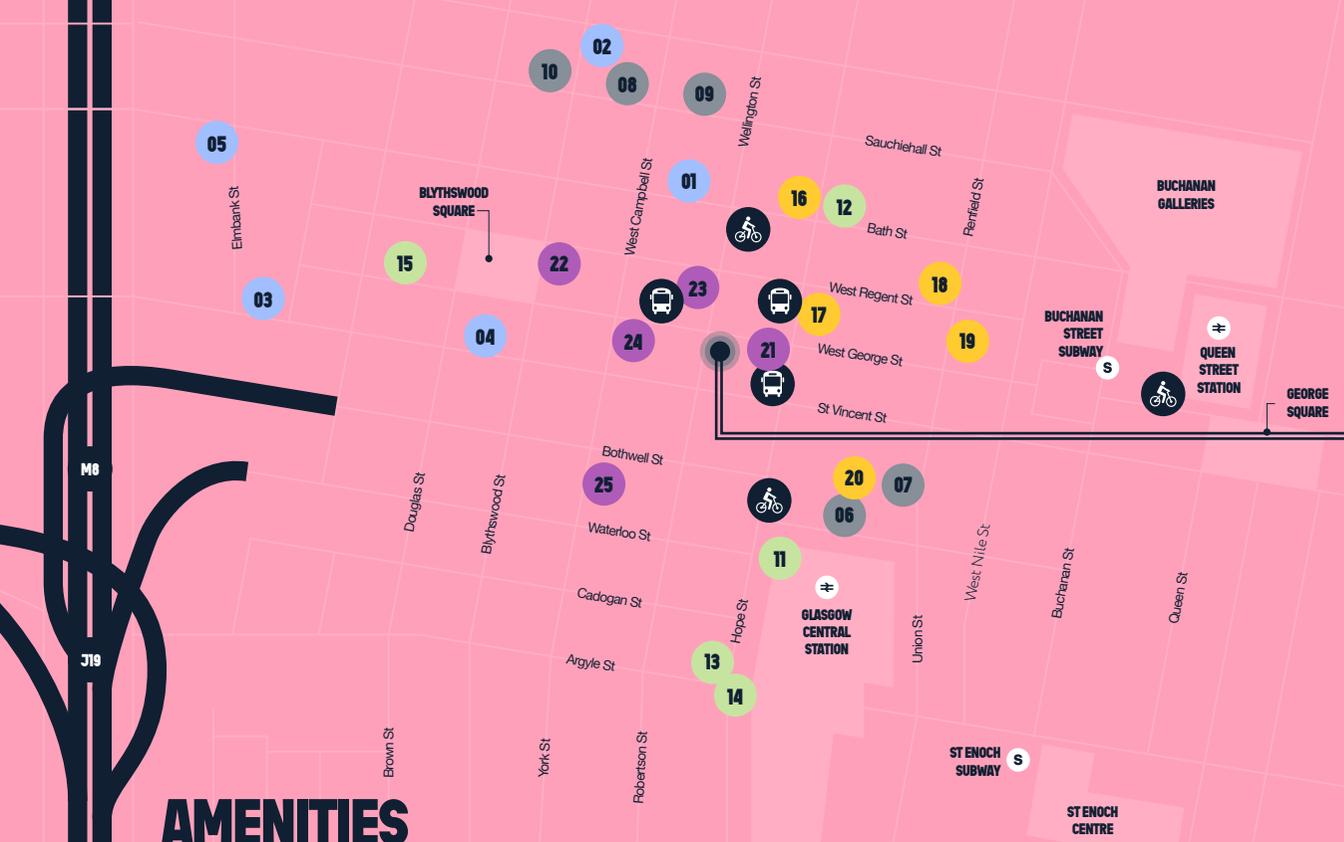
FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agent:



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AMENITIES

Leisure

- 01 PureGym
- 02 Glasgow Film Theatre
- 03 Revolution Spin
- 04 King Tut's Wah Wah Hut
- 05 King's Theatre

Convenience

- 06 Sainsbury's Local
- 07 SPAR
- 08 Tesco Express
- 09 Boots
- 10 Black Sheep Coffee

Hotels

- 11 voco Grand Central
- 12 Point A
- 13 YOTEL
- 14 Motel One
- 15 Malmaison

Bars

- 16 The Howlin' Wolf
- 17 The Pot Still
- 18 Gin 71
- 19 Missoula
- 20 Stereo

Restaurants

- 21 Halloumi
- 22 iasg
- 23 Buck's Bar
- 24 Gamba
- 25 GÖst



Nearest nextbike stations



Nearest bus stops