

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

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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



191		WEST BUCKINGHAM STREET
5	HP Inc UK Ltd	
4	Edrington UK	
3	RSA	
2	Hilton Worldwide Limited Solely Property Company Limited	
1	Hilton Worldwide Limited Solely Property Company Limited	
G	Hilton Worldwide Limited Solely Property Company Limited	

MANAGED BY



Lombard
PROPERTY
MANAGEMENT

020 708 9271
www.lpm.co.uk

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

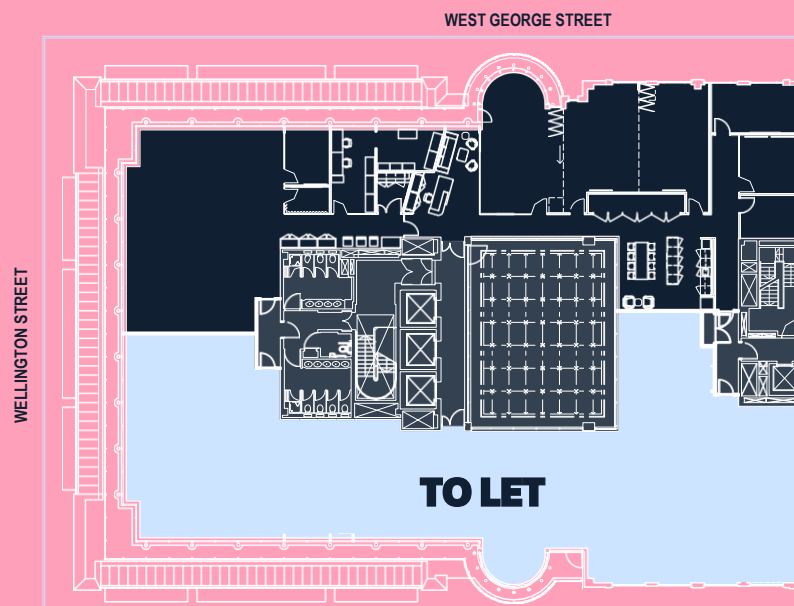
DESCRIPTION

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

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



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 2028.

TO LET SUBLEASE OF PART TOP FLOOR

191 West
George
Street
GLASGOW
G2 2LD

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

- 6. Sainsbury's Local
- 7. SPAR
- 8. Tesco Express
- 9. 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 Next Bike
Stations**



**Nearest Bus
Stops**