

TO LET - OFFICE

GROUND FLOOR OFFICES

247 WEST GEORGE STREET, GLASGOW, G2 4QE



KEY HIGHLIGHTS

- 1,546 sq ft
- Refurbished office space finished to an exceptionally high standard
- Refurbished attractive common areas
- Secure off-street parking available
- Available for immediate occupation on new FRI lease
- Benefits from attractive existing fit-out
- Convenient access to public transport links and city centre amenities

SUMMARY

Available Size	1,546 sq ft
Rent	£16 per sq ft
Rates Payable	£6.40 per sq ft
Service Charge	£10 per sq ft Inclusive of gas and electricity.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

247 West George Street is an elegant mid-terraced Georgian townhouse presented to an exceptionally high standard. A secure street-level entrance leads to recently refurbished common areas and the available ground-floor suite.

The suite has been recently refurbished and offers bright, open-plan accommodation in walk-in condition, with a tea preparation area and glass-partitioned meeting room. A bookable boardroom is available in the building for larger meetings. Occupiers also benefit from communal WCs and an available secure basement parking space

LOCATION

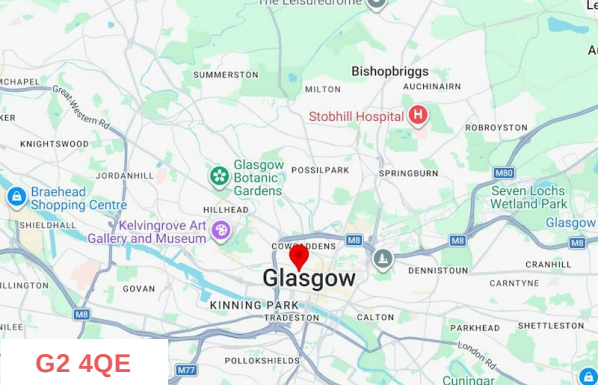
247 West George Street occupies a prominent position on the south side of West George Street, close to Blythswood Square in the heart of Glasgow city centre. The area is a highly sought-after business location.

Bus, rail and subway services are within a 5–10 minute walk, while the M8 motorway is readily accessible via Charing Cross.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,546	143.63	Available
Total	1,546	143.63	



VIEWING & FURTHER INFORMATION

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