



# To Let

**191 West George Street is ideally placed to allow occupiers to take advantage of everything Glasgow has to offer.**

- Prime Grade A office building
- Prominent location
- Excellent public transport
- High quality existing tenant fit out

## 191 West George Street

Glasgow, G2 2LD

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**5,123 sq ft**

475.94 sq m

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**Reference: #129260**

# 191 West George Street

Glasgow, G2 2LD



## Summary

Available Size	5,123 sq ft / 475.94 sq m
EPC	B (27)

## Description

191 West George Street is one of the most prominent buildings within the Central Business District of Glasgow, occupying a highly visible position on the corner of West George Street and Wellington Street. There is a stunning new double height entrance to the front of the building including a new re-positioned entrance screen and circular revolving automatic door.

## Location

191 West George Street is ideally placed to allow occupiers to take advantage of everything Glasgow has to offer, with the M8 motorway, excellent public transport links and Buchanan Street's retail offering all only minutes away.

West George Street provides a wealth of restaurants, bars and cafe's with a distinct charm. The city's renowned retail thoroughfare - Buchanan Street - is a short stroll away along with the everything else Glasgow's dynamic city centre has to offer.

## Accommodation

This opportunity offers an incoming occupier a part floor within a Grade A, prime refurbished building. The suite benefits from high quality tenant fit out, further information available upon request.

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service charge	Availability
5th - Part Floor	5,123	£31	£12	£5.76 /sq ft	Available
<b>Total</b>	<b>5,123</b>	<b>£31</b>	<b>£12</b>		

## Specification

- Suspended ceilings
- Raised Access Floors
- Double height entrance
- Male and female toilets and accessible toilets on each floor
- Cycle storage area with 48 industry leading cycle racks and a repair station
- BREEAM Rating 'Very Good' and EPC Rating 'B'

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