

# "CAPSULE" AT 140 WEST GEORGE STREET

Glasgow, G2 2HG



## Key Highlights

- 1,383 to 1,579 sq ft
- New cycle, shower and changing facilities
- Fully fitted "Capsule" space
- Fully electric building
- VRF air conditioning
- Defurbished ceilings with rafts incorporating integrated LED light fittings
- 1x10 person passenger lift

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## Description

"Capsule" at 140 West George Street offers contemporary, fully fitted office space incorporating dedicated meeting room and kitchen facilities in each available suite.

The common areas of the building have been fully refurbished to provide high-quality office accommodation with attractive entrance foyer area.

## Location

The property occupies a prime location within Glasgow's core Central Business District (CBD), boosting an excellent business address. It is also easily accessible via all forms of local public transport and is close to some of the best restaurants, cafés and shops.

Nearby occupiers include Gilson Gray LLP, Handelsbanken, CGI, Gleeds, Hilton and Beam Suntory.

## Accommodation

The accommodation comprises of the following

| Name          | sq ft | Rent                    | Rates Payable | Service charge | Availability |
|---------------|-------|-------------------------|---------------|----------------|--------------|
| 2nd - Suite 2 | 1,383 | £35 /sq ft Fully fitted | £6.91 /sq ft  | £13.47 /sq ft  | Available    |
| 4th - Suite 2 | 1,405 | £35 /sq ft Fully fitted | £6.81 /sq ft  | £13.47 /sq ft  | Available    |
| 5th           | 2,992 | £35 /sq ft Fully fitted | £6.78 /sq ft  | £11.89 /sq ft  | Let          |

## Specification

VRF Air Conditioning  
New cycle, shower and changing facilities  
Exposed ceilings with rafts incorporating integrated LED light fittings  
10 person passenger lift  
Fully electric building

## Letting Information

Date available: Now  
Letting type: Commercial

## Business Rates

Rates payable: £7.05 per sq ft

## Contact

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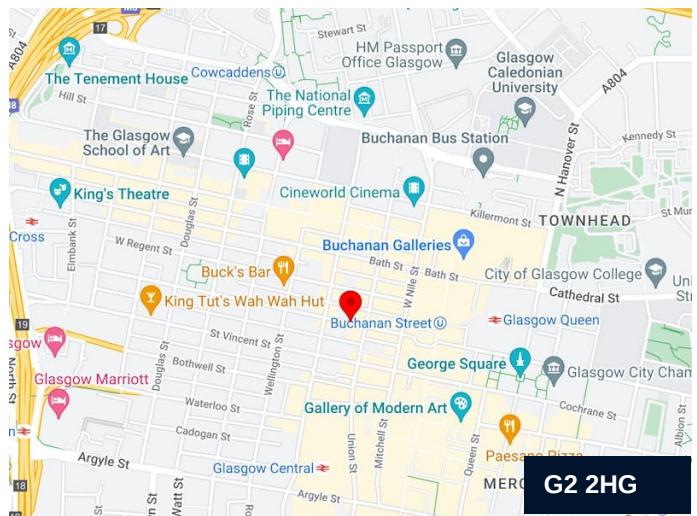
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