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299 West George Street

299 West George Street
Glasgow G2 4LF



City centre townhouse office
with short term income.

Type For Sale

Size 1,940 to 3,972 sq ft

Price Offers in the region of
£450,000

mc2-offices.com

0141 266 0717

Description

Set within a traditional stone building, the First and Second floors offer a blend of open-plan and cellular workspace, enhanced by original cornicing features. Access is via a shared stairwell, and the generous ceiling heights combined with sliding sash windows allow for abundant natural light.

Pendant light fittings are supplemented by wall-mounted up lights, while heating is supplied through electric radiators. Each floor benefits from its own kitchen along with male and female toilets.



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Specification

- Townhouse Office Investment in the heart of Glasgow city centre
- Single let asset until May 2026
- Total passing net rent of £45,000 per annum
- Undervalued passing rent, offering potential for uplift
- Good quality, all-electric office accommodation
- Efficient and market-relevant floor plate configuration
- Scope for residential conversion, subject to planning approval



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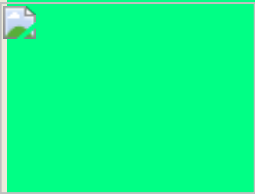
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Accommodation

Name	sq ft	sq m	Availability
2nd	1,940	180.23	Under Offer
1st	2,032	188.78	Under Offer
Total	3,972	369.01	



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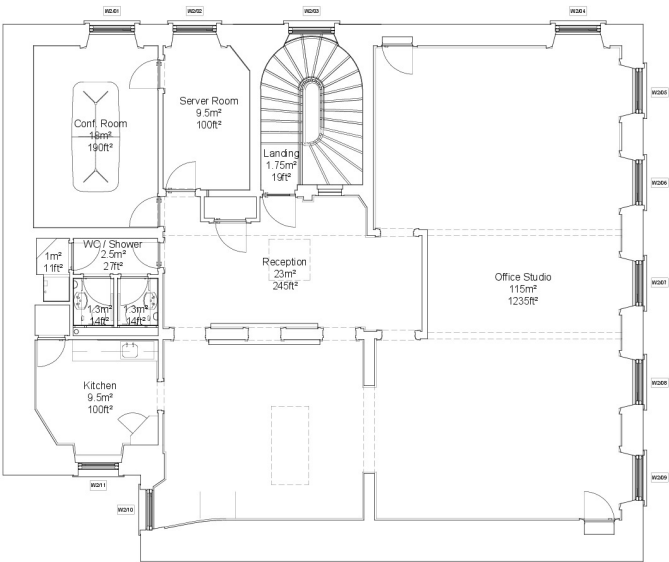
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Floor Plan



2nd Floor Plan, As Existing, 1:50

job no.	des g no.	revision
GI709	L(--)002	-
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Key plan		
Rev.	Date	Description
1		
Comprehensive Design Architects		
299 West George St Glasgow G2 4LF		
T: 0141 226 2226 www.cda-group.co.uk		
client		
CDA		
project		
CDA Glasgow Office Refurb		
title		
2nd Floor Plan As Existing		
date	scale	drawn by checked by
04.08.17	1:100@A3	FM AC
status		
DRAFT		
job no.	des g no.	revision
GI709	L(--)002	-

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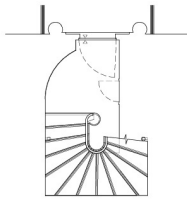
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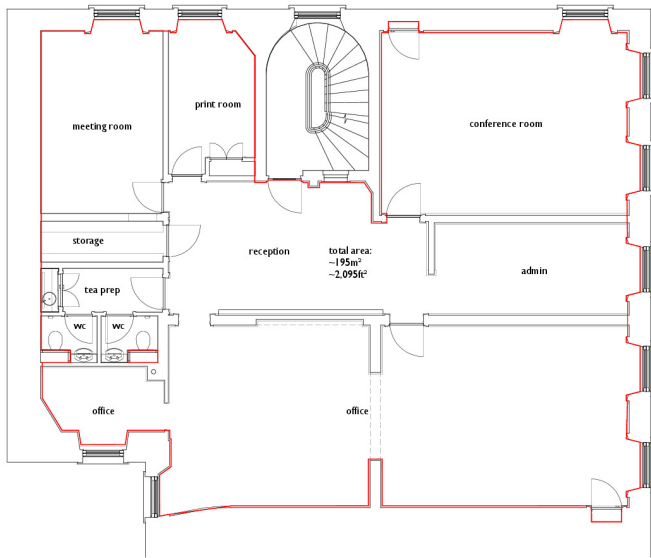
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Floor Plan



Ground Floor Plan, As Existing, 1:100



1st Floor Plan, As Existing, 1:100

job no.	des. no.	revision
G1709	L(--)-001	A
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Key plan  No survey has been undertaken, drawing based on archive information. Areas to be checked on site.		
A	19.06.18	Revisions updated. Total office area added.
Rev.	Date	Description
		FM
		drawn
		checked
 Comprehensive Design Architects 299 West George St Glasgow G2 4LF T: 0141 226 2226 www.cda-group.co.uk		
client CDA		
project CDA Glasgow Office		
title 1st Floor Plan As Existing		
date	scale	drawn by
04.08.17	1:100@A3	FM
		checked by
		AC
status DRAFT		
job no.	des. no.	revision
G1709	L(--)-001	A

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Location

Positioned at the junction of West George Street and Blythswood street, the property enjoys views across the iconic Blythswood Square.

Convenient access to the M8 motorway is available via Charing Cross, while Glasgow's primary rail stations—Central and Queen Street—are both within easy walking distance. Excellent staff amenities can also be found nearby on Bothwell and Sauchiehall Streets.



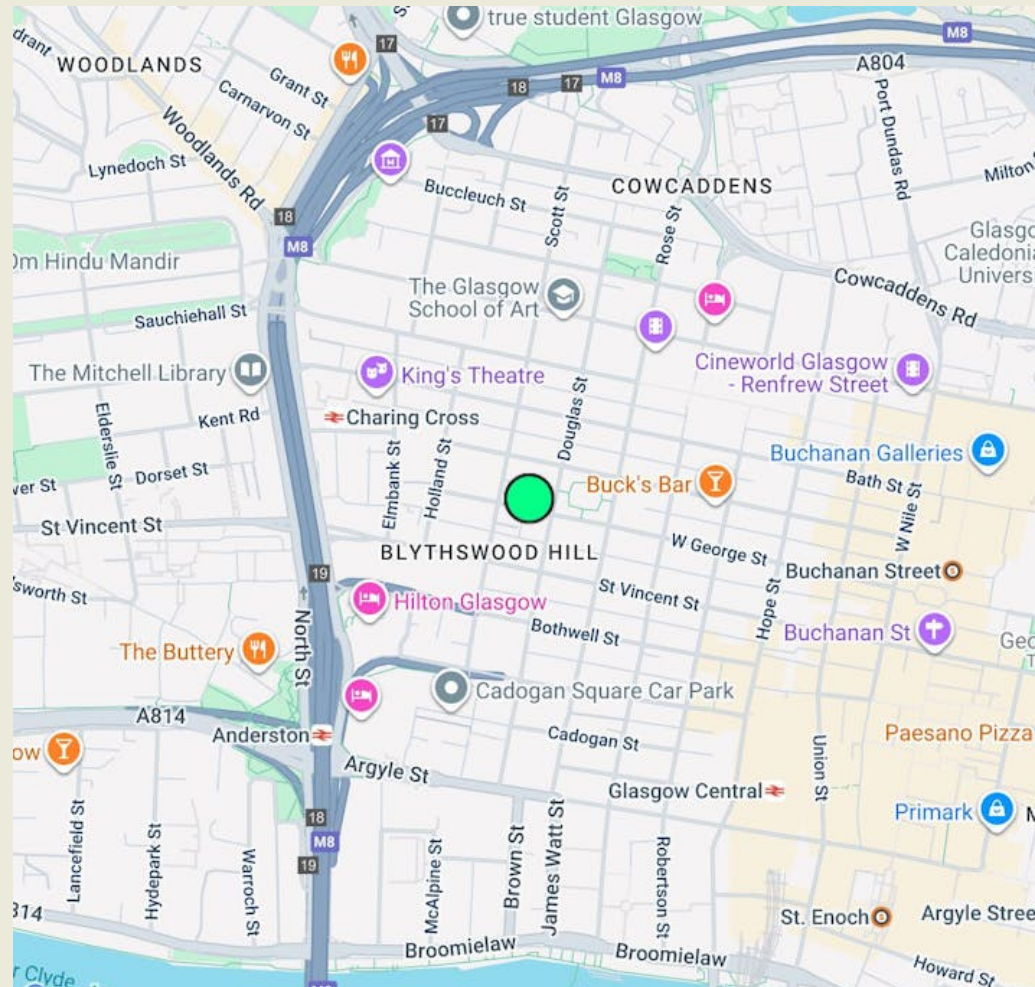
Access to M8, J19



Charing Cross Station
Central Station
Queen Street Station



Glasgow Airport



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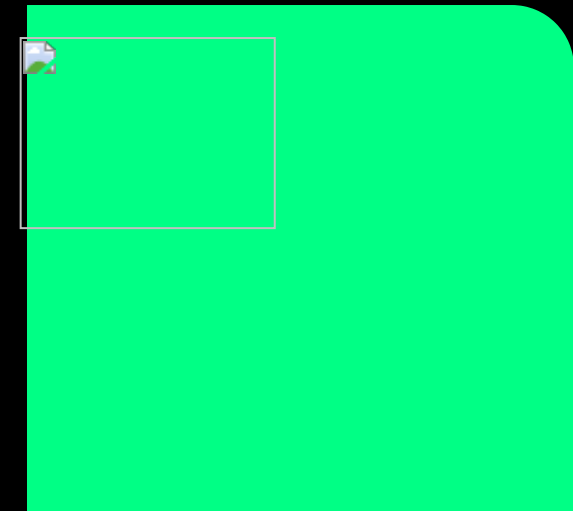
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