



## 150 West George Street

Glasgow, G2 2HG

### Contemporary Office/Studio space in central Glasgow

1,129 to 2,301 sq ft

(104.89 to 213.77 sq m)

- High profile city centre address
- Secure door entry system
- Passenger lift
- Suspended ceilings with LED lighting
- Perimeter trunking
- Dedicated WCs and tea prep areas
- Communal shower and lockers
- Secure basement bike storage
- First floor to be refurbished

# 150 West George Street, Glasgow, G2 2HG

## Summary

Available Size	1,129 to 2,301 sq ft
Rent	£18 per sq ft
Rates Payable	£6.90 per sq ft
Service Charge	£8.02 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

Close attention to finishes and detail has created a wonderful working environment with a fantastic and bold mix of period and contemporary features. The suites are self-contained and benefit from suspended ceilings with LED lighting, perimeter trunking for power/data, dedicated WCs and high quality kitchen/tea prep areas.

The building has a secure door entry system with stair and lift access to all floors. There is secure bike storage in the basement along with a communal shower and locker facilities, all accessed via the rear lane.

## Location

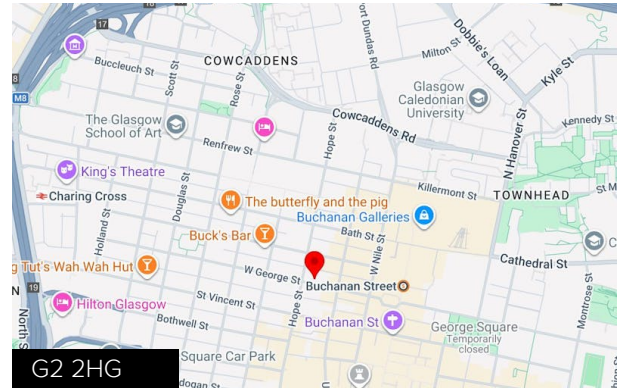
This unrivalled business location in Glasgow's Central Business District is in extremely close proximity to both Queen Street and Glasgow Central mainline railway stations. Numerous bus routes operate in the immediate surrounding area on Hope Street, Renfield Street and Bath Street.

150 West George Street is located in close proximity to world renowned shopping and restaurant facilities on Buchanan Street, Glasgow's premier retail location. A number of hotels are also situated in close proximity.

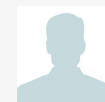
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st - Office	1,172	£18	£6.94	£8.02	Available
2nd - Office	1,129	£18	£6.86	£8.02	Coming Soon

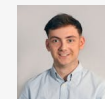


## Viewing & Further Information



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# NEWMARK





