

TO LET - OFFICE

299 WEST GEORGE STREET
GLASGOW, G2 4LF



KEY HIGHLIGHTS

- 1,940 to 3,972 sq ft
- Self-contained 1st & 2nd floor offices
- Available on flexible terms
- Nearby public transport links
- Available for immediate occupation
- Attractive views over Blythswood Square
- On-street parking provided and various nearby multi-storey's

SUMMARY

Available Size	1,940 to 3,972 sq ft
Rent	£12 per sq ft
Rates Payable	£2 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Under full refurbishment, 1st & 2nd floor office space forming part of an attractive sandstone building with views over Blythswood square.

Access is via a secure door entry system where a passenger staircase provides access to the upper floors.

Each floor is self-contained providing a mixture of open-plan and cellular space.

Dedicated male & female WC's and kitchen tea-preps are provided on each floor.

LOCATION

Blythswood Square is one of Glasgow’s most prestigious business addresses situated in the heart of the city centre.

The subject property is situated on the south side of West George Street at its junction with Blythswood Square

On-street parking is provided as well as numerous multistorey car parks in the vicinity.

Cowcaddens Underground Station and Charing Cross Railway Stations are a short walk away.

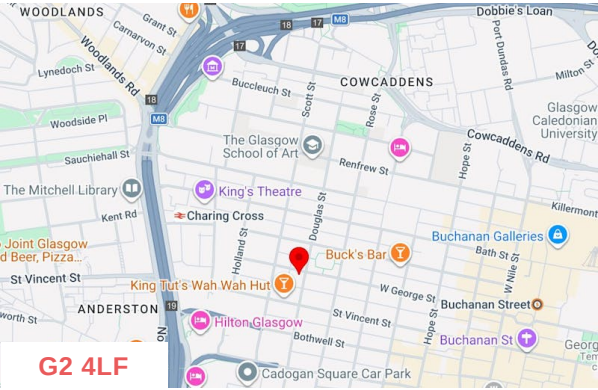
Junction 18 & 19 of the M8 are situated nearby allowing for travel east and west.

Nearby occupiers include Kimpton Blythswood Hotel, Dakota Hotel, Chivas and Scottish Dental Care

ACCOMMODATION

The accommodation comprises the following areas:

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



VIEWING & FURTHER INFORMATION

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