



#### Map key

- Prime retail
- Merchant City

[9GEORGESQUARE.COM](http://9GEORGESQUARE.COM)

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#### LEASE TERMS

The accommodation is available to lease on new Full Repairing and Insuring lease terms, for a period to be agreed.

#### VIEWING

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## WELCOME

9 George Square offers an unrivalled location within Glasgow's Central Business District (CBD). A classic period façade with over 65,000 sq ft of prime Grade A office space over ten floors and a garage providing dedicated car parking. The bright, efficient floor plates range in size from 3,596 sq ft to 7,375 sq ft and are contained within one of Glasgow's most prominent office buildings. Situated in this prime location, the development offers all the convenience of the city centre, with local amenities and transport links nearby.



## SPECIFICATION

- Grade A specification
- Striking feature entrance
- Open plan floor plates
- 4 pipe fan coil air conditioning system
- Occupational density designed to 1:8 sq m
- 150 mm raised access floor
- Metal suspended ceilings with LED lighting
- High quality male, female and accessible toilet facilities
- Shower facilities on each floor
- Cycle racks
- Full Equality Act compliance
- EPC Rating – E

Floor	NIA (sq ft)	NIA (sq m)	Car Spaces
9 <sup>th</sup> Floor	3,596	334	1
8 <sup>th</sup> Floor	6,368	592	2
7 <sup>th</sup> Floor	6,938	644	2
6 <sup>th</sup> Floor	LET TO EGENCIA		
5 <sup>th</sup> Floor	7,228	671	3
4 <sup>th</sup> Floor	7,202	669	3
3 <sup>th</sup> Floor	7,271	675	3
2 <sup>th</sup> Floor	7,283	677	3
1 <sup>st</sup> Floor*	7,375	685	3
Ground Floor	LET TO SKILLS DEVELOPMENT SCOTLAND		
<b>Total</b>	<b>53,261</b>	<b>4,947</b>	<b>20</b>

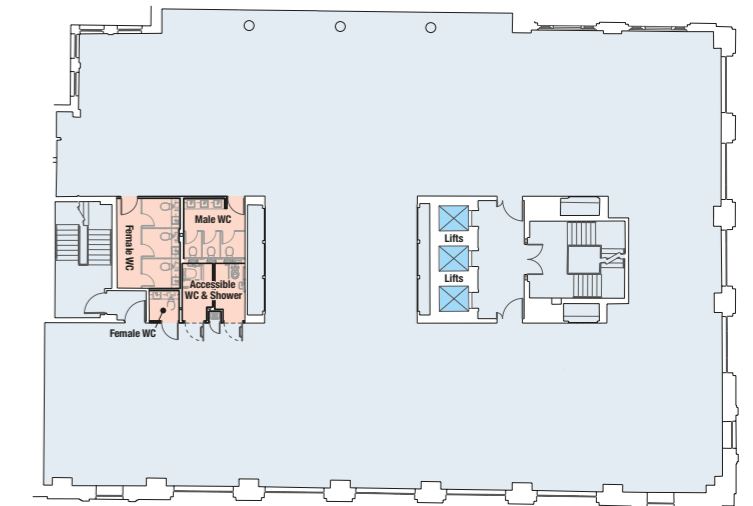
Measured in accordance with the RICS International Property Measurements Standards 3

\*Requires to be remeasured

## TYPICAL FLOOR PLAN



## Typical Floorplate





## 7TH FLOOR SHOWCASE

9 George Square has developed a bespoke specification for its 7th floor accommodation. With exposed building services and contemporary finishes, it makes the perfect hub for creative and new technology businesses.

### 7th floor specification highlights

- Open plan layout
- Central service distribution zone with suspended metal plank ceiling
- Exposed, ceiling mounted air conditioning system
- Occupational density designed to 1:8 sq m
- Suspended LED light fittings with up and down lighting
- 150mm raised access floor

### Space Planning



## CENTRAL LOCATION

9 George Square is situated in the heart of Glasgow's prime Central Business District (CBD), immediately adjacent to the city's retail and cultural core. The development benefits from extensive transport links with Glasgow Queen Street railway station directly opposite and Glasgow Central only a five minute walk away.

### Travel times

Buchanan Street	2 mins
Glasgow Queen Street railway station	2 mins
Buchanan Street Subway	3 mins
Glasgow Central railway station	5 mins
St Enoch Subway	5 mins
M8 motorway (by car)	5 mins
Buchanan Bus Station	7 mins
Glasgow International Airport (by car)	15 mins