



Office To Let

## 150 West George Street

Glasgow, G2 2HG

Self contained Offices To Let in Central Glasgow

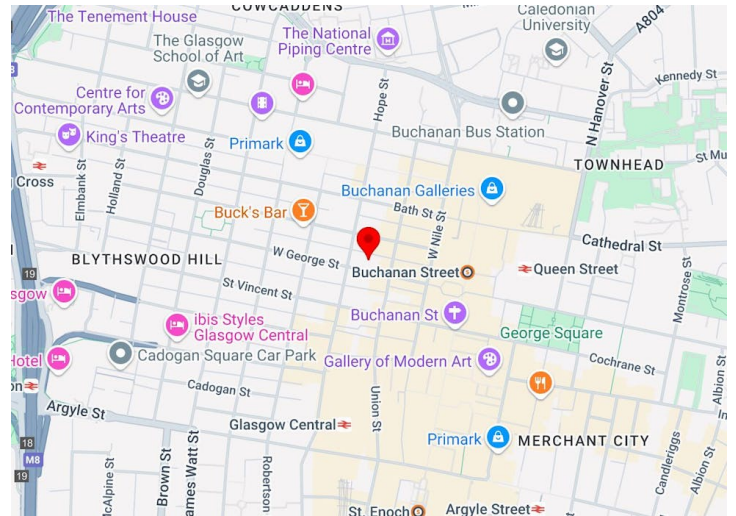
332 to 2,707 sq ft (30.84 to 251.49 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	332 to 2,707 sq ft / 30.84 to 251.49 sq m
Rent	£8,200 - £52,200 per annum Rent includes service charge but excludes rates
Service Charge	N/A
EPC	Upon enquiry

## Location

A desirable location in Glasgow's Central Business District, 150 West George Street is less than 5 minutes' walk to Queen Street and Glasgow Central mainline railway stations. Buchanan Street Underground is also a just steps from the available offices. Numerous bus routes operate in the immediate surrounding area on Hope Street, Renfield Street and Bath Street.

150-154 West George Street is located in close proximity to world-renowned shopping and restaurant facilities on Buchanan Street, on of the UK's best shopping destinations.

## Description

Attractive office space to let within a historic building in the city centre, benefitting from character features combined with modern upgrades. The offices would lend themselves to businesses looking to upscale from flexi space, creative businesses or professional services.

## Specification

The ground and lower ground floors are self-contained with their own dedicated entrances. Both floors are fully fitted and benefit from kitchen/tea prep areas within each suite and male/female WCs. The floors can be let individually or on a combined basis. The suites have under-floor channel trunking with a suspended ceiling and LED lighting on the lower ground and suspended fluorescent lighting on the ground floor.

The building also has newly refurbished communal showers and bike facilities. A new gas central heating system has recently been installed.

There is also a small suite of 332 sq ft on the 4th floor to let. This part of the building is accessed via a secure door entry system with lift access to all upper floors. The suite has a suspended ceiling with LED lighting, perimeter trunking, gas central heating and access to a communal WC.

For full specification details, please speak to one of our agents.

## Accommodation

Ground and lower ground and can be let individually or together.

Name	sq ft	sq m	Rent	Availability
3rd	1,112	103.31	£26.98 /sq ft	Let
4th - (Front)	600	55.74	£25 /sq ft	Let
4th - (Rear)	332	30.84	£8,200 /annum	Available
4th	332	30.84	£25 /sq ft	Let
Ground	1,463	135.92	£24,000 /annum	Under Offer
Lower Ground	912	84.73	£20,000 /annum	Under Offer
<b>Total</b>	<b>4,751</b>	<b>441.38</b>		



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