

To Let

**177 West George Street, Glasgow, Lanarkshire, G2
2LB**

434 to 4,839 sq ft

- Modern specification
- Exceptional local amenities
- Flexible working space
- Open-plan work space
- Recently refurbished



Location

This location provides excellent connectivity with Glasgow Central & Queen Street train stations only a few minutes away by foot. Furthermore, 177 West George Street benefits from the Subway network with Buchanan Street station nearby. Buses are frequent and link the building with commuters from the Greater Glasgow conurbation. Finally, Junctions 18 & 19 of the M8 motorway are only minutes away by car.

Specification

The building is nearly finished an extensive refurbishment to the entire building. Tenants have the ability to chose from a different type of finish while works are still to the remaining suites. The building offers plasterboard ceilings as well as exposed ceilings and services providing flexible office space to incoming occupiers. Unique fashionable glazed doors will also add quality to the building with all details tailored for, including LED pendant lighting.

Specification highlights include:

- 24 hour access
- Passenger lift
- LED lighting
- Kitchenette
- Male, Female and DDA WCs
- Cabling
- Perimeter trunking and underfloor boxes
- Suspended ceilings or exposed services or platerboard finish
- Shower amenity
- Secure basement car parking with cycle rail

Viewings

To be arranged via the letting agents.

Accommodation

The availability at the building, has recently undergone a full refurbishment to create stylish suites to suit all occupiers.

Floor / Unit	Description	Size	Rent
Ground	Ground Floor (Rear)	1,161 sq ft	From £14 per sq ft
1st	1st Floor (Rear)	434 sq ft	From £18 per sq ft
2nd	2nd Floor (Rear)	1,220 sq ft	From £18 per sq ft
3rd	3rd Floor (Rear)	1,220 sq ft	From £18 per sq ft
	4th Floor		From £18 per

EPC

This property has been graded as 3839 B.

Rent

From £18 per sq ft

Business Rates

Rates Payable (2017/2018): £5.41 per sq ft

All suites available have the ability to offer 100% rates relief. Occupiers must make their own enquiries.

Service Charge

Approximately £5.00 per sq ft



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