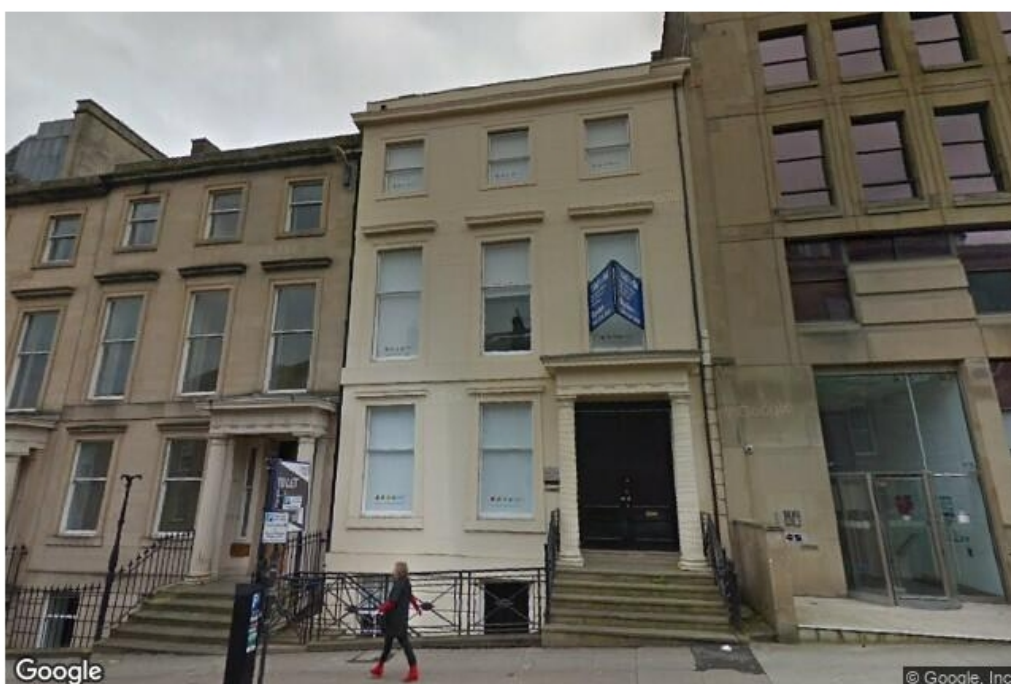


To Let

247 West George Street, Glasgow, G2 4QE

885 to 5,123 sq ft

- Townhouse Office
- Refurbished modern accommodation
- 9 car parking spaces
- Prominent location



Location

247 West George Street occupies a mid-terrace position at the top of West George Street within the Central Business District. The property is perfectly positioned to enjoy the contrasting environments of the open and airy Blythswood Square or active and connected city centre.

The property benefits from immediate access onto the prestigious Blythswood Square and boasts a north facing façade onto a busy road, providing excellent signage and branding opportunities for any incoming tenant(s).

Description

The Building comprises a 'B' Listed mid-terraced traditional townhouse arranged over basement, ground and two upper floors, together with a modern high specification extension to the rear. The building provides a range of accommodation with a mixture of open plan and private meeting rooms.

In addition, the lower ground floor has been fitted out with a modern kitchen along with male and female toilets and a shower facility. The property offers flexible accommodation with each floor benefiting from WC's and tea prep areas.

Specification

- Attractive feature entrance
- Modern light fittings
- Male and female toilets and shower facilities
- Gas fired central heating
- Secure garaged car parking for up to 9 cars
- EPC Rating D

Accommodation

Floor / Unit	Size	Availability
2nd	891 sq ft	Available
1st	885 sq ft	Available
Ground	2,290 sq ft	Available
Lower Ground	1,057 sq ft	Available

EPC

This property has been graded as 46 D.

Rent

£15 per sq ft

Business Rates

Rates Payable (2017/2018): £6.49 per sq ft

The property has the potential to benefit from the small business bonus relief scheme in place for 2018-19. Further, the fresh start scheme.

Service Charge

£4 per sq ft

The service charge includes heating and electricity costs



Contacts

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