

TO LET

G1, 5 GEORGE SQUARE GLASGOW G2 1DY

PRELIMINARY DETAILS

Ryden

- 15,351 SQ FT
- “VERY GOOD” BREEAM RATING
- SIX HIGH SPEED 17 PERSON PASSENGER LIFTS
- EXCELLENT ON-SITE AMENITIES
- “B” RATED EPC
- LARGE, VIRTUALLY COLUMN FREE FLOOR PLATES



G1
5 GEORGE SQUARE
GLASGOW G2 1DY

15,351
SQUARE FEET

1,426
SQUARE METRES

GET IN TOUCH

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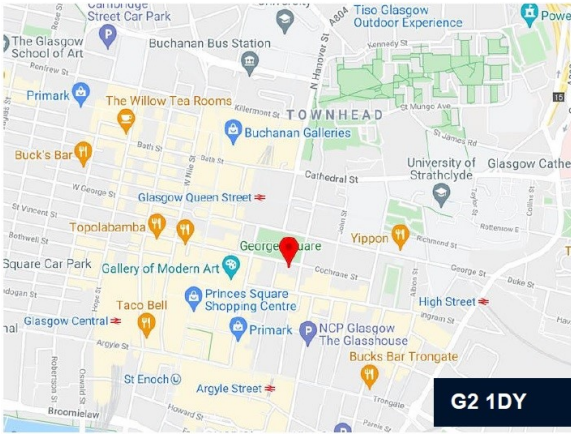
Viewing is strictly by arrangement with the joint letting agents

GLASGOW
ONYX, 215 Bothwell St
Glasgow
G2 7EZ
0141 204 3838



ryden.co.uk

LOCATION



The property is located with frontage on to George Square and is immediately visible from the entrance to Glasgow's Queen Street Station. The building benefits from having both Glasgow Central Station and the city's underground network in the immediate vicinity, as well as the many bus routes covering the City Centre.

G1 is located directly next to the City Chambers and within walking distance of the main shopping areas of Buchanan Street and Argyle Street as well as having access to the excellent local amenities that Glasgow City Centre has to offer.



DESCRIPTION

G1 is set behind an attractive sandstone façade and offers high quality office accommodation as well as conference facilities and restaurants arranged over 11 floors.

The triple height reception has been finished to the highest quality and designed in Bavarian limestone offering an exceptional sense of arrival.

The 2nd floor office suite will be fully refurbished to a CAT A standard.

ACCOMMODATION

The accommodation comprises the following:

| FLOOR | SIZE (SQ M) | SIZE (SQ FT) |
|-----------|-------------|--------------|
| 2ND FLOOR | 1,426 | 15,351 |

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SPECIFICATION

- Triple height high quality reception
- Large, virtually column free floor plates
- Six high speed 17 person passenger lifts
- Secure barrier entry
- 2.85m clear floor to ceiling height
- Four pipe fan coil air conditioning system with full BMS control
- Secure underground car parking (1:2,111 sq ft)
- EPC "B" rating
- "Very Good" BREEAM rating
- Dual building power supply
- Excellent on-site amenities
- Double width external pavement
- Building occupiers include MMS, Investec, Ernst & Young, Gardiner & Theobald and Marsh Limited



Ryden