



**ALLIED  
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## TO LET

**1<sup>st</sup> Floor, 307 West George Street, Glasgow G2 4LF**

- Fully Refurbished Office Space
- 968 sq ft – 1,957 sq ft
- Just off Blythswood Square
- Mixed Floor and Wall Mounted Data Points

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports





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## LOCATION

West George Street is one of the principal office addresses within Glasgow city centre. Located on the south side of the street immediately to the west of its junction with Douglas Street and Blythswood Square, it is well located to access amenities, public transport links and the national road network.

## DESCRIPTION

The property comprises two interconnecting well-presented first floor office suites accessed through a modernised entrance hallway with security door entry system. The suites are contained within an end of terrace traditional sandstone building fully occupied by SME businesses.

## ACCOMMODATION

Suite 1/1 comprises entrance hallway, general office, four private offices, kitchen and common toilet facility.

Suite 1/2 comprises reception, two private offices, general office, open plan meeting area and ladies and gents toilets.

## FLOOR AREA

We calculate the net internal floor area of each suite as follows:

Suite 1/1: 91.85 sq m ( 989 sq ft)

Suite 1/2: 89.95 sq m ( 968 sq ft)

**Total: 181.80 sq m (1,957 sq ft)**

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll with a Rateable Value as follows:

Suite 1/1: £8,800

Suite 1/2: £9,100

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator:

Suite 1/1: D

Suite 1/2: E

## TERMS

Our client is seeking occupiers on standard lease terms for a minimum 3 year term at the following rentals:

Suite 1/1: £15,000 p.a.

Suite 1/2: £15,000 p.a.

If the combined suite is leased a 5% discount on the rent will be applied.

## SERVICE CHARGE

The expected service charge for the common areas has been budgeted £1,000 per annum.

## VAT

Not applicable.

## OFFERS

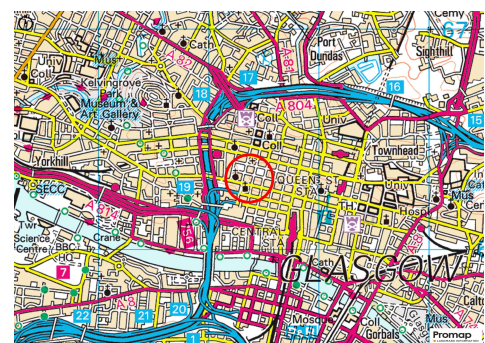
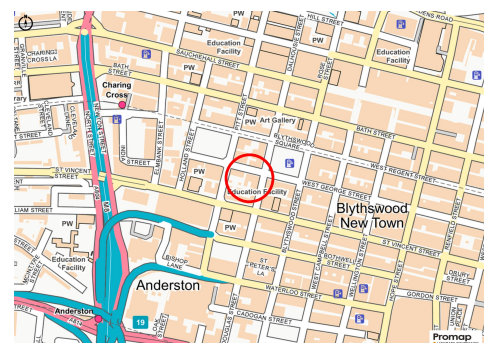
In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.





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## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks | Tel. 0141 337 7575 | [gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)

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