



247 West George Street, Glasgow G2 4QE

**TO LET**

Second Floor Accommodation Available

**891 Sq Ft  
(83 Sq M)**



## DESCRIPTION

The suite comprises the Second Floor of a Category B listed traditional sandstone townhouse. The office accommodation common areas have recently undergone extensive refurbishment with the office space benefiting from the following specification:

- High quality office accommodation
- Raised access floor with floor boxes in situ
- LED lighting
- Male and female toilets
- Shower facilities
- Fully fitted kitchen area
- Secure garage parking

An additional office/boardroom is available on the ground floor if desired (300 sq ft).

- ✔ **Second floor to be fully refurbished**
- ✔ **High quality office space**
- ✔ **Benefits from a dedicated kitchen area**
- ✔ **Prime location**
- ✔ **Raised access floor with floor boxes in situ**
- ✔ **LED lighting**



## LOCATION

247 West George Street occupies a prominent high profile location on the South side of West George Street, close to the attractive Blythswood Square, in the heart of Glasgow City Centre. The building is conveniently located close to transport infrastructure with Central and Queen Street railway, underground and main bus routes all within a few minutes' walk.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor	891	83
<b>Total</b>	<b>891</b>	<b>83</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

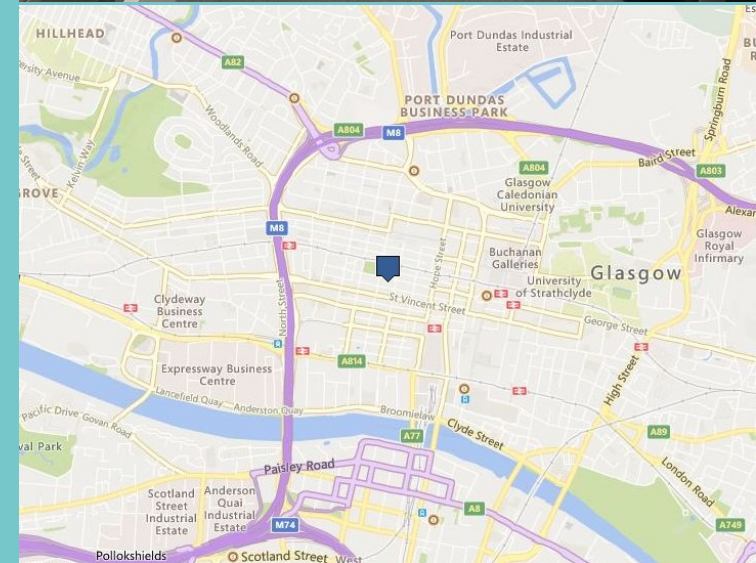
The rateable value for the Second Floor is £9,600.

## TERMS

A new Full Repairing and Insuring lease is available for a term to be agreed.

## EPC

A copy of the EPC is available upon request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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