



198

WEST GEORGE STREET

GLASGOW | G2 2NR

TO LET

1,639 sq ft to 7,368 sq ft



Play Fly Through Video

City Centre Prime Location

Corner building with feature rooms and open plan areas

Superb Landmark A Listed Townhouse

5 private car spaces

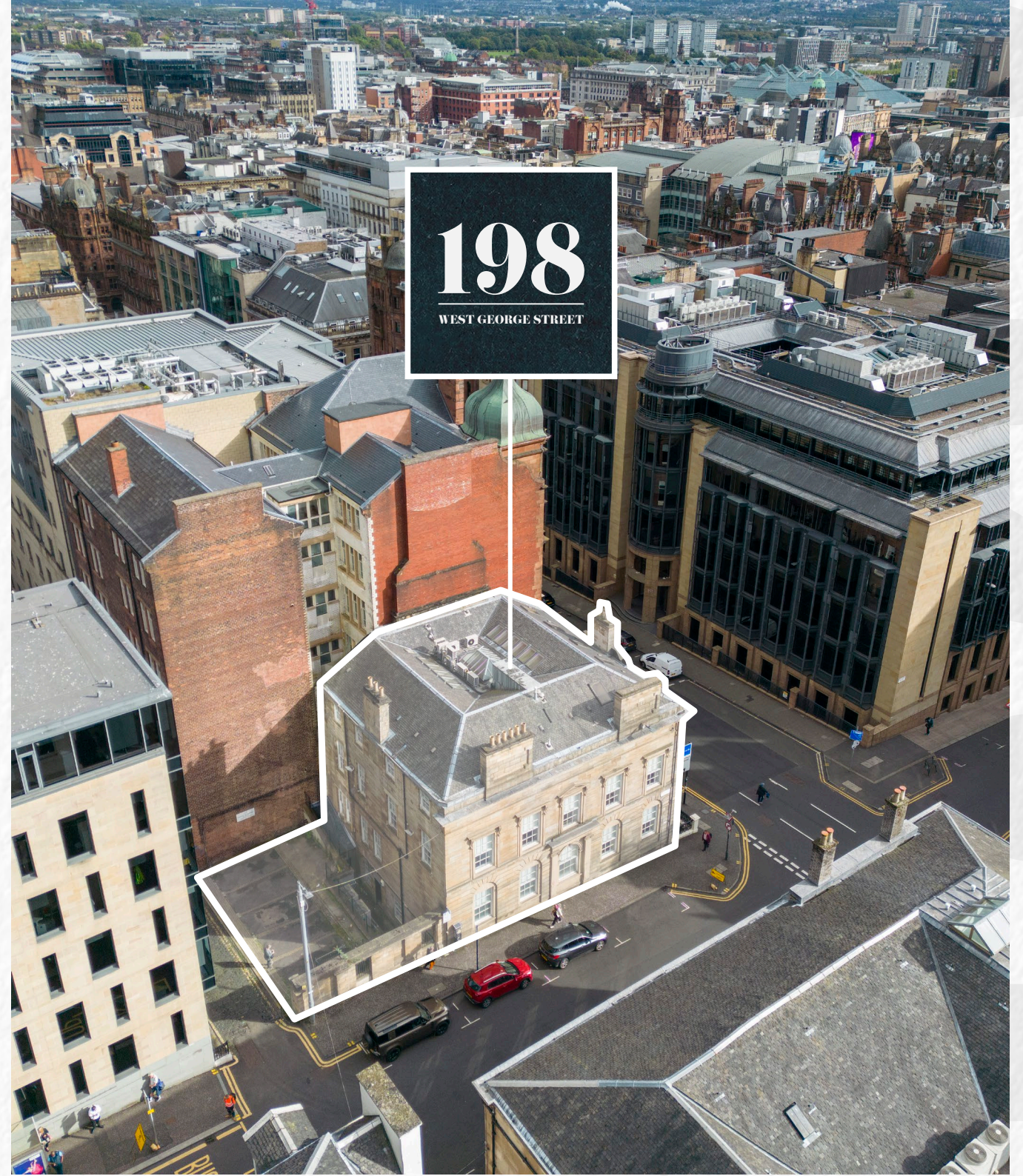
Flexible length leases

LOCATION

A wonderful landmark building on the corner of West George Street and Wellington Street, this south facing property sits in the heart of Glasgow's prime business area.

The location is excellent for public transport, multi storey car parks, restaurants, retail, coffee shops and all of Glasgow's city centre amenities.

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DESCRIPTION



Constructed around 1830, this lovely prominent category A listed building has been used as offices for many years.



Providing arrival and office space over lower ground, ground, 1st and 2nd floors, the building has large common areas and retains some outstanding period rooms with original features whilst also providing excellent open plan working areas.



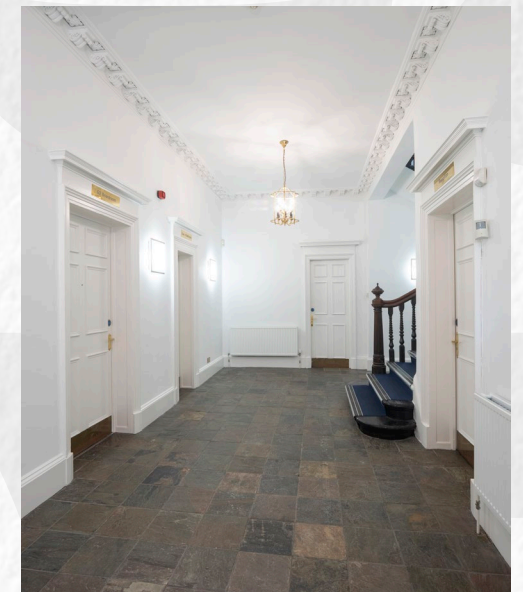
The large windows generate excellent natural light. The offices have air conditioning and access flooring with utilities/distribution floor boxes.



Ample male and female toilet facilities are provided plus kitchen and tea prep areas.



The lower ground floor is capable of separate let.



ACCOMMODATION

The building provides the following accommodation:

Floor	Sq Ft	Sq M
Second	1,717	159.5
First	2,090	194.2
Ground	1,922	178.6
Lower Ground	1,639	152.3
TOTAL	7,368	684.6

Please click here for a **Building Fly Through**



Please click here for **Interior Design Concepts**



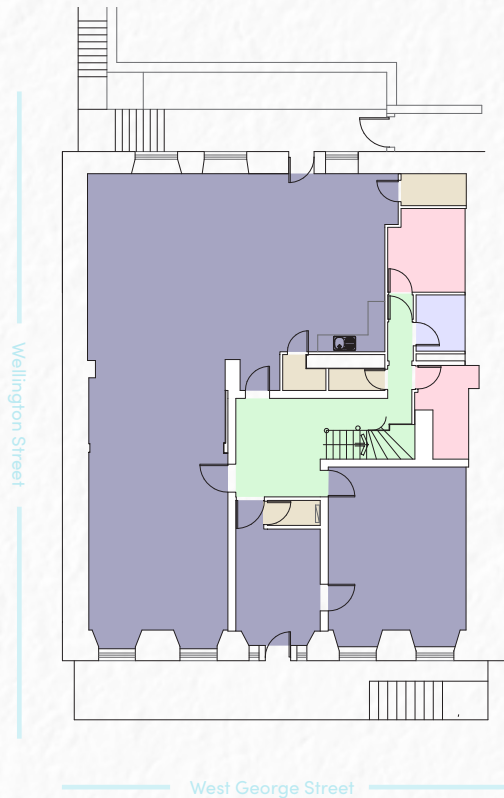
Key:

- Office
- WC
- Store
- Tea Prep
- Stairs/corridor
- Comms

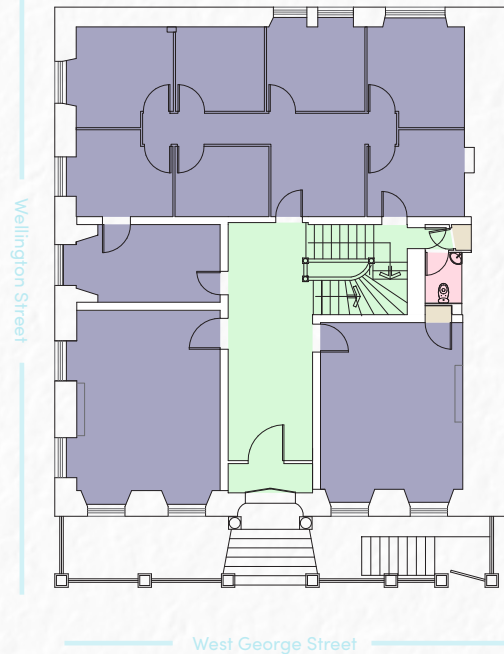


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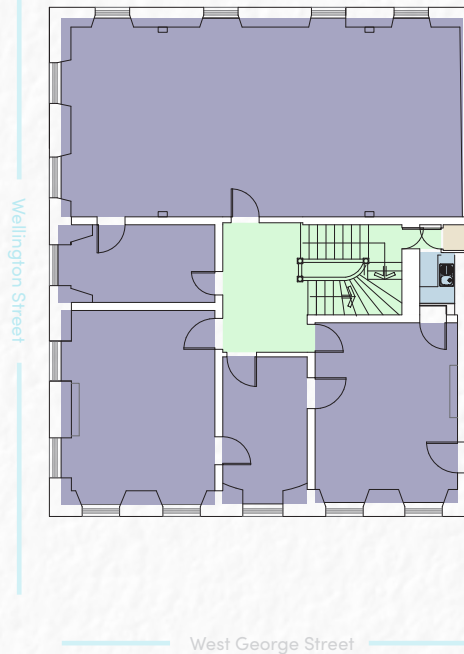
Lower Ground Floor



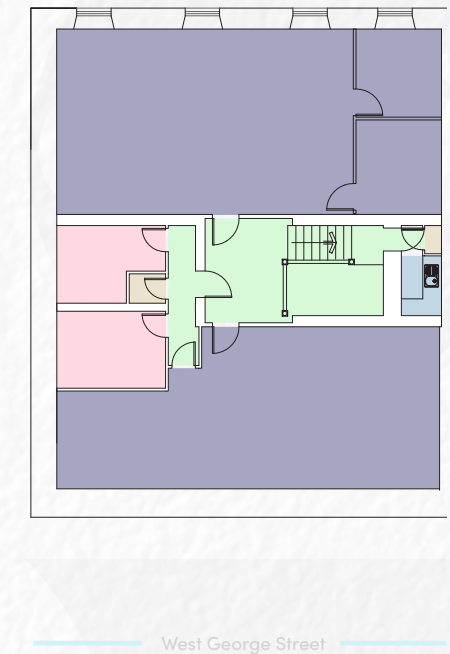
Ground Floor



First Floor



Second Floor



CAD versions of these plans are available on request.

CAR PARKING

The building has a private car park for 5 cars immediately to the rear.

GENERAL INFORMATION

The building is immediately available as shown.

Alternatively our clients will consider undertaking a refurbishment, potentially incorporating some of the tenant's interior décor preferences.

Click [here](#) for some recently prepared design images and concepts.

LEASE TERMS

The owners ideally seek a tenant for the whole building but will consider letting the lower ground floor and upper floors separately.

Consideration will also be given to floor by floor letting. This will involve some amendments to the property.

New full repairing and insuring leases are sought. The owners will consider short or long leases.

RENT

Further details on application. The level of rent may vary depending on the tenants' requirements to upgrade the décor, lease length, size of space to be taken, etc.

RATES

The property is entered in the valuation roll with the following rateable values:

2nd Floor	RV £19,000
1st Floor	RV £26,000
Ground Floor	RV £22,500
Lower Ground/ Basement Floor	RV £19,800
Car Spaces	RV £9,500

Further information on request.

SERVICE CHARGE

This is not required for a single tenant who will control their own costs but should the building be let to more than one party then the occupier will be required to meet a proportionate share of the buildings common charges and running costs.

EPC

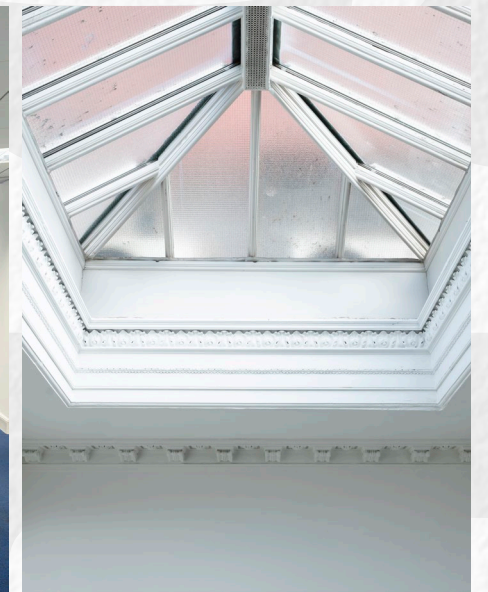
The EPC is B. A copy is available on request.

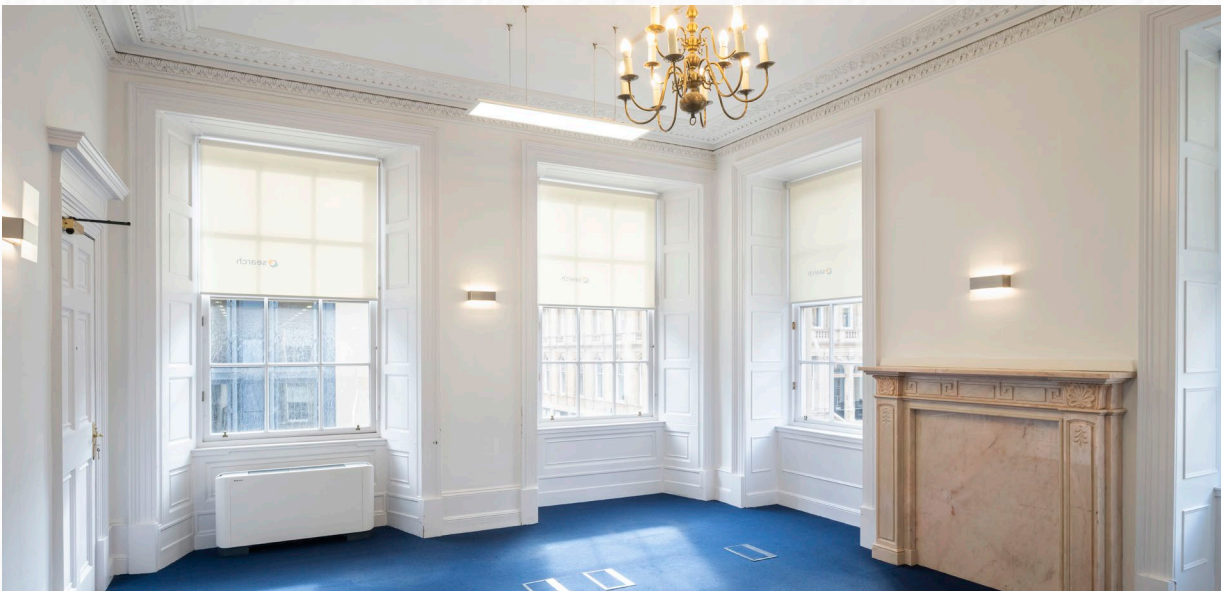
VAT

All rent and other building charges will be subject to VAT.

LEGAL COSTS

Each party will pay their own legal costs but with the ingoing teant will be responsible for all LBTT and lease registration dues.





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FURTHER INFORMATION

For further details, to view or to discuss your requirements, please contact Phil Reid:

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