

TO LET ATTRACTIVE OFFICE SUITES

ATTRACTIVE, MODERN
SUITES IN A PRIME CITY
CENTRE LOCATION

PRELIMINARY DETAILS

Ryden



3RD & 6TH FLOORS
177 WEST GEORGE STREET,
GLASGOW G2 2LB

GET IN TOUCH

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Viewing is strictly by arrangement with the joint letting agents

1,200-
1,328
SQUARE FEET

111.48 -
123.37
SQUARE METRES

GLASGOW

130 St Vincent Street
Glasgow
G2 5HF
0141 204 3838

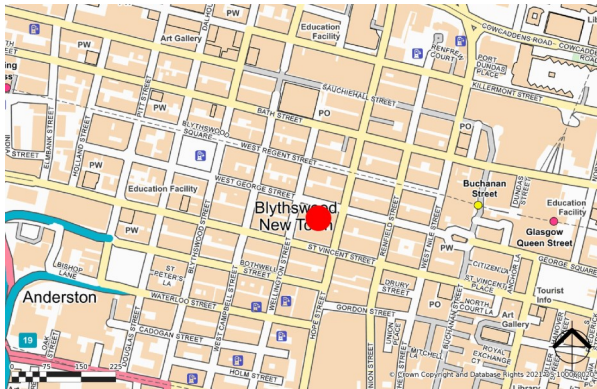


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THE SUBJECTS ARE SITUATED ON THE SOUTH SIDE OF WEST GEORGE STREET IN THE HEART OF GLASGOW'S CENTRAL BUSINESS DISTRICT

An extensive range of public transport is easily accessible with Queen Street and Central Stations within a few minutes walk together with ease of access to Buchanan Street Subway Station.

Given its prime position in the City Centre, the building is accessible to Buchanan Street and a wide range of amenities.



DESCRIPTION

The subjects provide modern, contemporary office suites with the following specification:

- LED lighting
- Raised access flooring
- Air conditioning (6th floor)
- Dedicated kitchens
- Male and Female Toilets

Entry to the subjects is via a ground floor secure door entry system leading to an attractive building vestibule from where all upper floors are accessed.



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ACCOMMODATION

The premises have been measured to provide the following Net Internal Area:

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
6TH FLOOR (Part)	123.57	1,328
3RD FLOOR (Part)	111.48	1,200

TERMS

The suites are available to lease by way of a new Full Repairing and Insuring lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating TBC.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a the following Rateable Values:

6th Floor—£14,800

3rd Floor—£14,200

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

JOINT AGENTS

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