

**144 WEST
GEORGE ST.
GLASGOW**



STRATEGICALLY POSITIONED IN THE HEART OF GLASGOW'S CENTRAL BUSINESS DISTRICT



Equidistant between Queen Street and Central mainline railway stations and in close proximity to all bus routes and subway network, 144 West George Street is an ideally located Grade B listed building in the heart of Glasgow City Centre.

Sustainability has been a focus of recent refurbishments, with the 2nd floor office achieving an EPC rating of B. New electric boilers have been fitted, with green contracts on all common parts electricity. The basement provides a secure bike store, as well as showers on the ground floor and enhanced DDA access.



FOURTH FLOOR

Extending to 4,080 sq ft, the fourth floor at 144 West George Street offers a stripped back exposed feeling with original feature stone work, suspended LED lighting and new exposed VRF air conditioning.

The suite has been fitted with a large boardroom and a break out area with tea prep. It also benefits from 3 demised toilets and shower, with one toilet fully accessible.



SPACE PLAN

4,080 SQ FT (379 SQ M)

Density 1:8

STANDARD WORKING

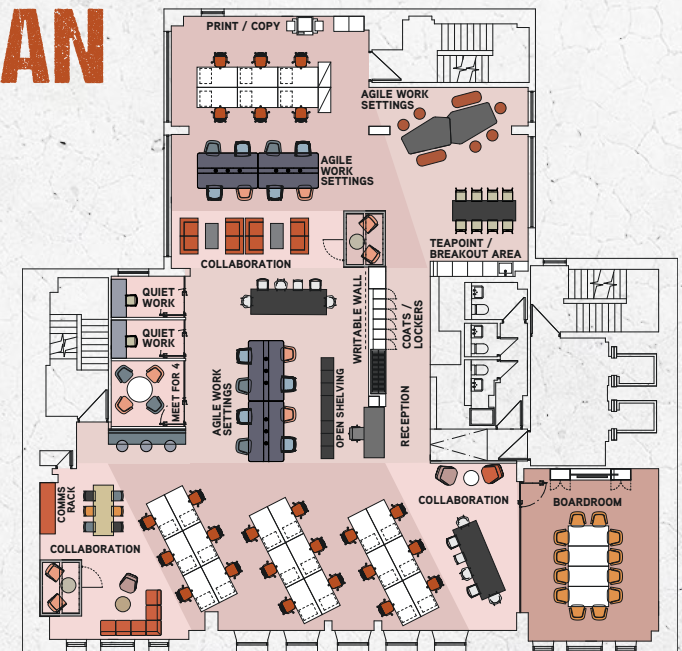
24 Workstation 1,600 x 800mm

23 Agile workstation

TOTAL 47

SUPPORT FACILITIES

- 1 Reception / waiting area
- 1 Boardroom for 12
- 1 Meeting room for 4
- 2 Quiet work pod
- 2 2 person meeting pod
- 9 Collaboration area
- 1 Teapoint / breakout area
- 1 Print / copy area
- 1 Coat / locker



COMING SOON

**7TH FLOOR 3,040 SQ FT
AVAILABLE Q2 2023**

SPECIFICATION



Secure Door
Entry System



2 X 8 Person
Passenger
Lifts



LED
Lighting



Enhanced
DDA Access



Dedicated Male
& Female Toilets
With Shower
Facility



New VRF
Heating &
Cooling System



Car Parking
& Cycle
Storage



Remodelled &
Refurbished
Entrance



SUSTAINABILITY



Green contracts on common
parts electricity



PIR sensors on all common
area LED lights



Decommissioning of
oversupplying gas boilers



2 new Valliant Eco Boilers fitted
with heat exchangers



Dedicated bike storage and
shower facilities



144

● HOTELS

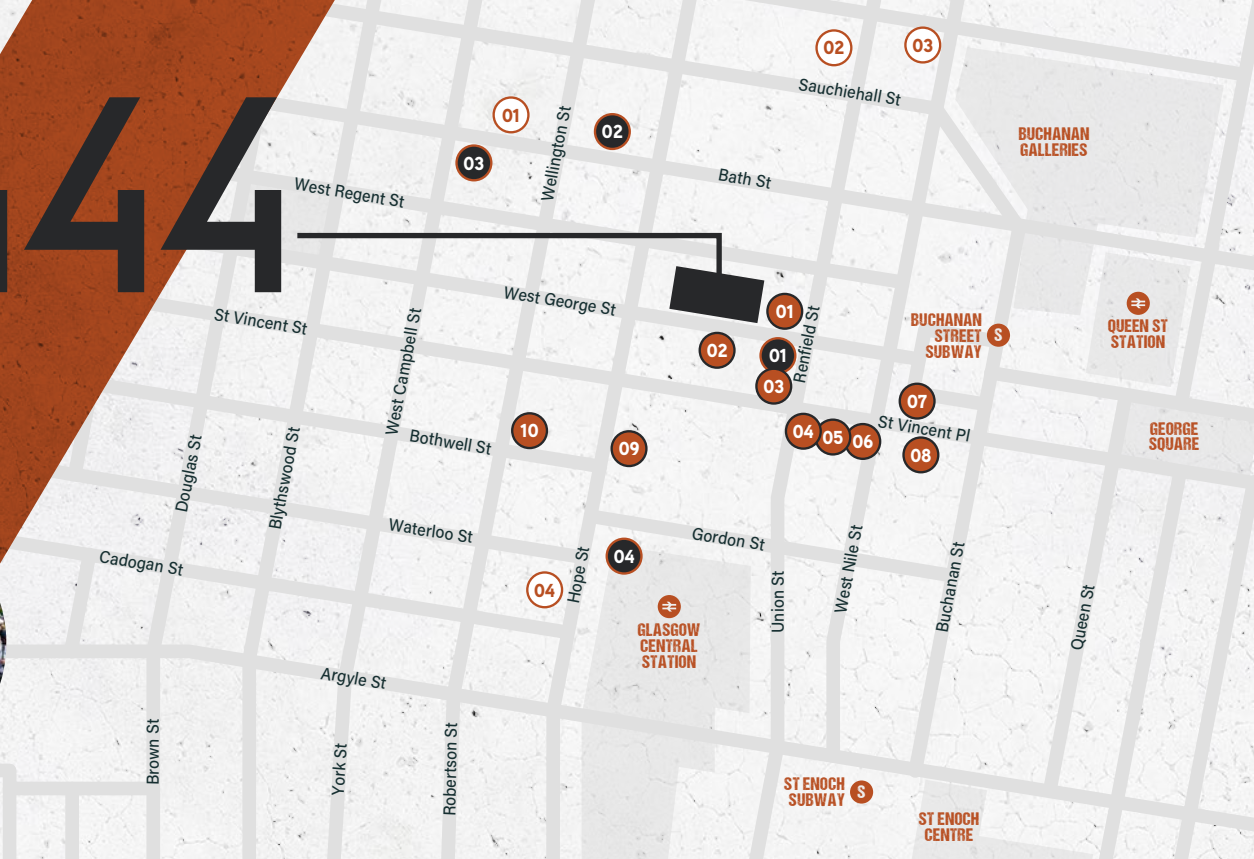
- 01 Park Inn by Radisson
- 02 Apex
- 03 Hampton by Hilton
- 04 Grand Central Hotel

○ LEISURE

- 01 PureGym Bath Street
- 02 Pavilion Theatre
- 03 Cineworld Cinema
- 04 PureGym Hope Street

● BARS / RESTAURANTS

- 01 Merchant
- 02 Blue Dog
- 03 Babs
- 04 The Drum and Monkey
- 05 Topolabamba
- 06 Chaakoo
- 07 All Bar One
- 08 Miller & Carter
- 09 Mezcal
- 10 Bavaria Brauhaus



VIEWING & FURTHER INFORMATION



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TERMS

The suites are available on a new FRI lease on terms to be agreed.

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