



## Full refurbished Office Suite To Let in Prime Glasgow Location

- Private, dedicated access from street level
- Exposed ceiling & Raised access flooring
- New comfort cooling/heating system
- Demised WCs
- Secure cycle storage and shower facilities
- Fitted Kitchen and break out area
- 24-hour access

# 144 West George Street

Glasgow City, Glasgow, G2 2HG

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	1,841 sq ft / 171.03 sq m
<b>Rent</b>	£14.50 per sq ft
<b>Rates Payable</b>	£6.15 per sq ft
<b>Service Charge</b>	£5.83 per sq ft
<b>EPC</b>	B

## Location

Within Glasgow's Central Business District; West George Street is one of the most sought-after business addresses in the city and is a popular destination for financial and professional services firms. The offices benefit from excellent access to the M8 motorway, and are just over 5 minutes' walk away from Glasgow Central Station, Charing Cross and Buchanan Street for rail and underground links.

## Specifications

- Private, dedicated access from street level
- Exposed ceiling & Raised access flooring
- New comfort cooling/heating system
- Demised WCs
- Secure cycle storage and shower facilities
- Fitted Kitchen and break out area

## Property Highlights

Step behind the heritage façade of 144 West George Street and discover cutting-edge premium specification open plan office space.

The Lower Ground floor has been fully refurbished and benefits from dedicated entrance at street level from West George Street with external terrace area. Internally, the suite includes exposed ceiling, brand new air-con system, linear LED lighting, fitted kitchen and dedicated WCs.

Additionally, the building offers occupiers secure basement cycle storage, with communal showers at ground floor level to help promote a more sustainable commute into the city.

## Accommodation

Name	sq ft	sq m	Availability
Lower Ground	1,841	171.03	Under Offer
Ground	3,595	333.99	Let
<b>Total</b>	<b>5,436</b>	<b>505.02</b>	



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