



## Modern Office Suites To Let in Prime Glasgow Location

- Secure cycle storage and shower facilities
- 24-hour access
- 6th floor available with existing tenant fit-out including meeting rooms and kitchen/break out area
- Raised access flooring
- Suspended ceiling with recessed modern lighting
- Air-conditioning



# 144 West George Street

Glasgow City, Glasgow, G2 2HG

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	3,703 sq ft / 344.02 sq m
<b>Rent</b>	£16.50 - £18.50 per sq ft
<b>Rates Payable</b>	£6.79 per sq ft
<b>Service Charge</b>	£6.20 per sq ft
<b>EPC</b>	A

## 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.

## Property Highlights

Step behind the heritage façade of 144 West George Street and discover cutting-edge premium specification open plan office space. The 6th floor suite is available from January 2025 and benefits from existing fit out including meeting rooms and a staff kitchen/break out area. Alternatively the space can be fully refurbished by the Landlord.

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	Rent	Rates Payable (sq ft)	Service charge	AV
Lower Ground	1,841	171.03	£14.50 /sq ft	£6.15	£5.83 /sq ft	Le
Ground	3,595	333.99	-	On Application	On Application	Le
6th - Office	3,703	344.02	On application	£6.79	£6.20 /sq ft	Co Sc
<b>Total</b>	<b>9,139</b>	<b>849.04</b>		<b>£6.47</b>		



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