



Offices to Let

3,700 to 22,000 sq ft of fully refurbished, Grade A specified office accommodation within the prime central business district of Glasgow.

An aspirational and inspirational place to do business.

241/3 West George Street will, when refurbishment completes early 2018, provide a unique mix of classical period architecture and contemporary bright workspace. A space where the use of a bold palette and beautiful interior finishes result in the highest quality workspace.





A dynamic, vibrant location alive with boundless opportunities.

241/3 West George Street is perfectly positioned to enjoy the contrasting spaces within Glasgow's Central Business District. Whether it's a relaxing stroll around the peaceful green space of Blythswood Square, or lunch in an award-winning bistro, the setting is energetic and connected and everything is within a short walk.

1/	Blythswood Square Hotel & Park	1 min
2/	Malmaison Hotel	2 mins
3/	Bothwell Street amenities	5 mins
4/	Iberica Restaurant	5 mins
5/	Martha's Restaurant	5 mins
6/	Gallery of Modern Art	10 mins










Ideally positioned to connect Glasgow's Central Business District and the city's vibrant retail and leisure amenities. It's all on your doorstep.

Travel times

Blythwood Square	1 min
M8 motorway (by car)	2 mins
Glasgow Central railway station	4 mins
Buchanan Street	5 mins
St Enoch Subway	5 mins
Buchanan Street Subway	5 mins
Queen Street railway station	6 mins
Buchanan bus station	8 mins
Glasgow International Airport (by car)	15 mins
Edinburgh centre (by rail)	45 mins

-  Railway stations
-  Subway stations
-  Key hotels
-  Shopping centres
-  Key restaurants





Business-ready with the highest specification.

Specification highlights include:

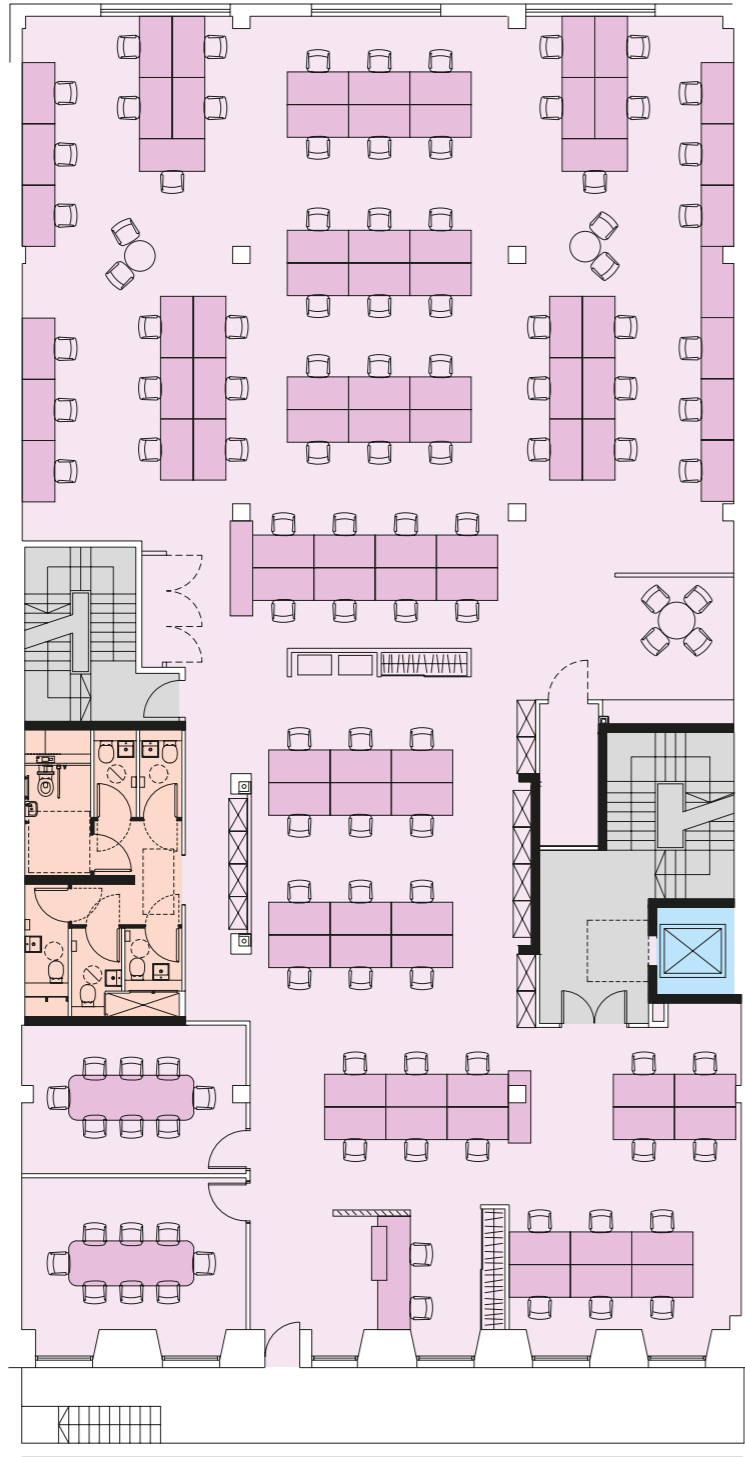
- / Modern open plan contemporary offices
- / Bicycle racks
- / Garaged parking
- / Air conditioning
- / Security features
- / Raised access floors
- / Energy efficient (target EPC 'C')
- / 24 hour access
- / Basement showers
- / Modern LED lighting
- / 9 car parking spaces



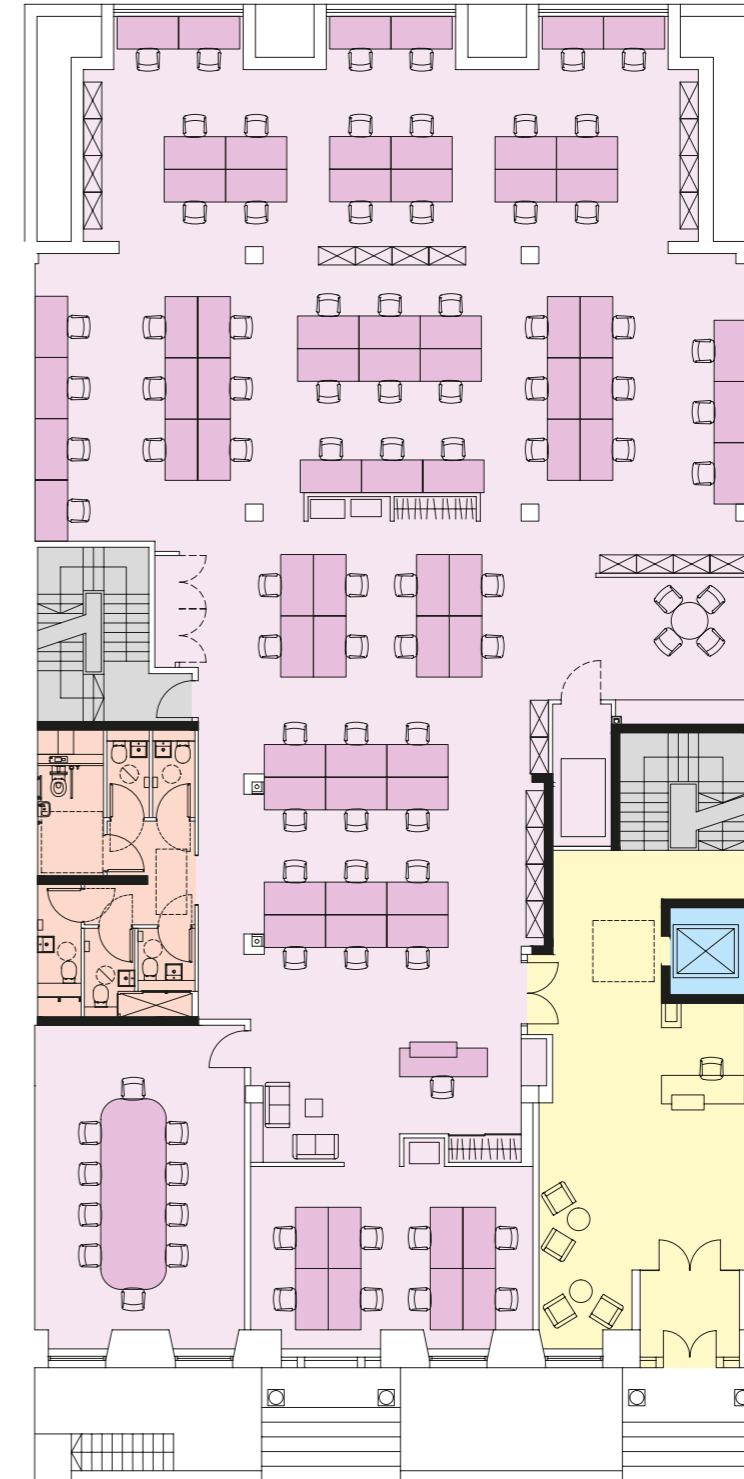
Space plans

Lower ground floor
5,188 sq ft (482 sq m)

Ground floor
4,531 sq ft (421 sq m)

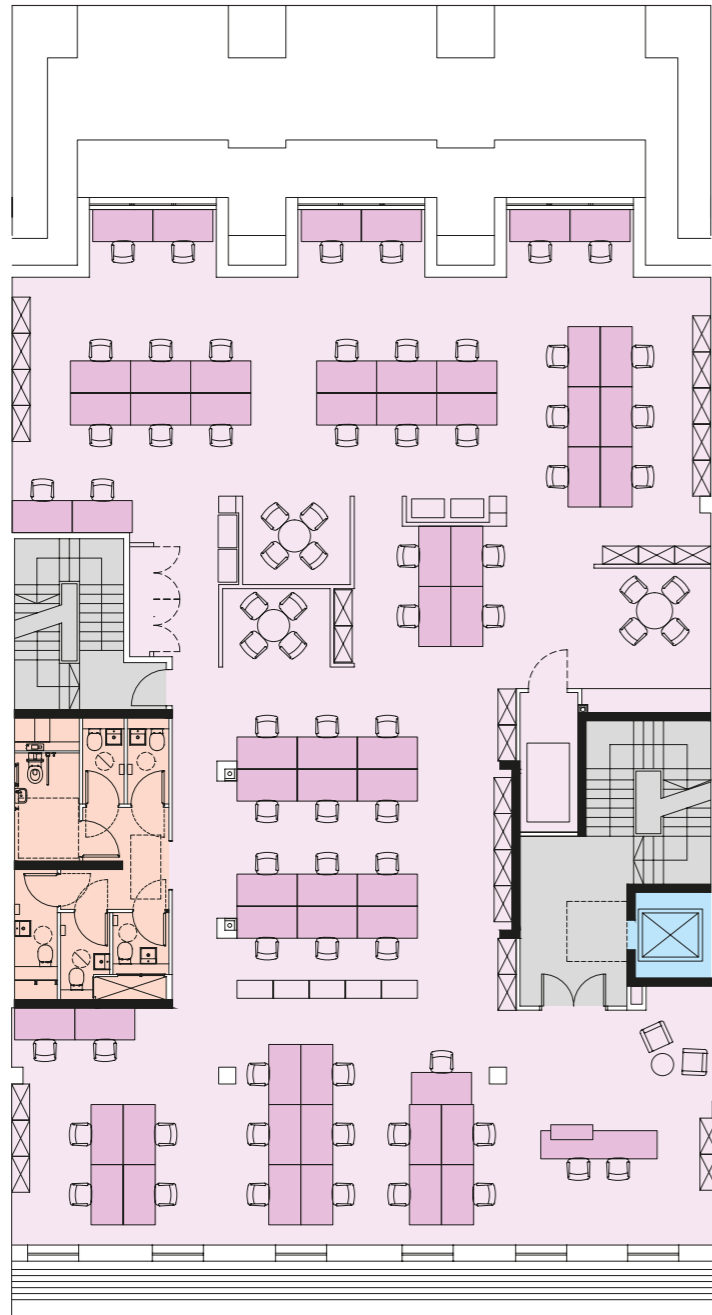


Work stations	88	Reception & waiting area	1
8 person meeting rooms	2	Print area	1
Breakout areas	2	Tea prep area	1
Staff prep area	1		



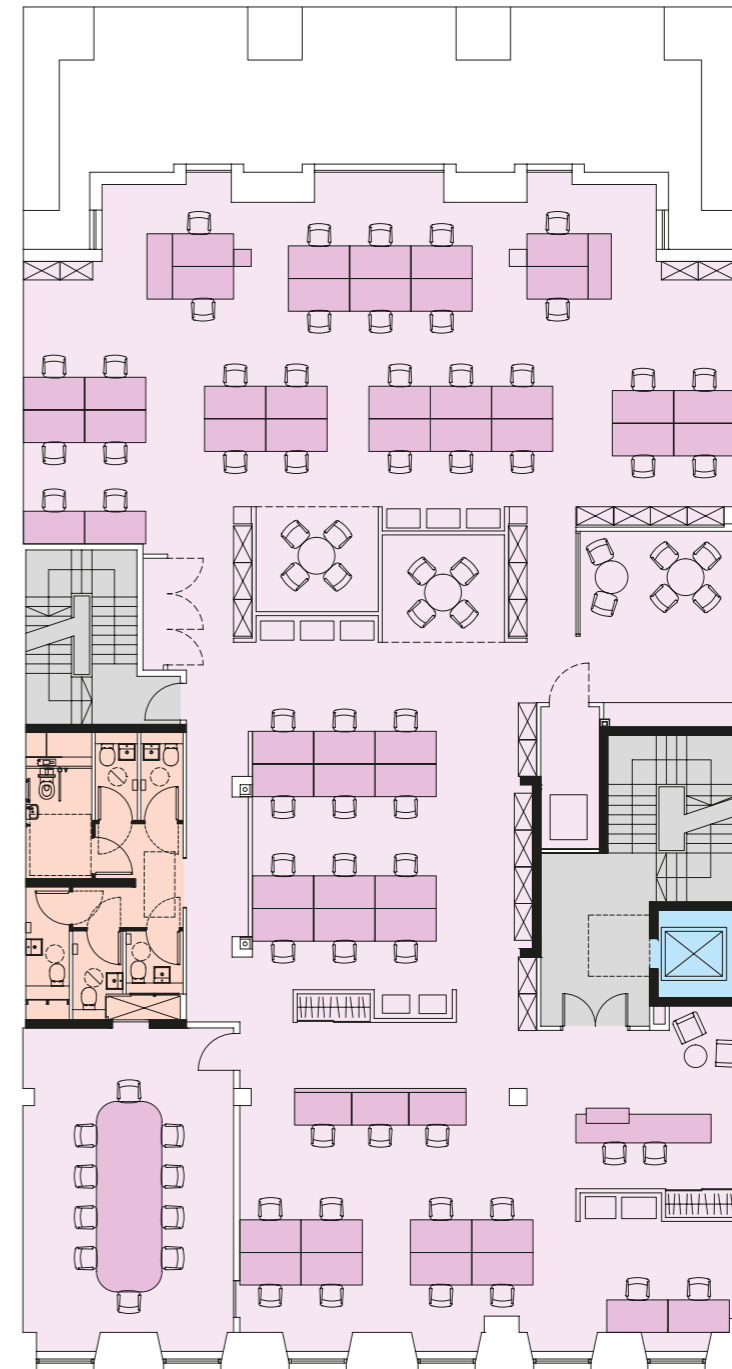
Work stations	74	Reception & waiting areas	2
10 person meeting room	1	Print area	1
Breakout area	1	Tea prep area	1
Staff prep area	1		

Third floor
3,724 sq ft (346 sq m)



Work stations	59	Reception & waiting area	1
Breakout areas	3	Print area	1
Staff prep area	1		

Typical upper floor
4,391 sq ft (408 sq m)



Work stations	55	Reception & waiting area	1
10 person meeting room	1	Print area	1
Breakout areas	3	Tea prep area	1
Staff prep area	1		

Accommodation schedule

Floor	sq ft	sq m
Third Floor	3,724	346
Second Floor	4,251	395
First Floor	4,391	408
Ground Floor	4,531	421
Lower Ground Floor	5,188	482
TOTAL	22,085	2,052



241/3

West George Street

Leasing terms available from
the sole letting agents:

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