

TO LET High Quality—Immediately Available "Plug and Play" Space



241—243 West George Street, graft Glasgow

- 5,188 sq ft—Fully fitted out and can be occupied now
- 12,334 sq ft—Can be fitted out to suit an occupier
- Operational fibre cabling in place
- Available on short term flexible licence

Viewing strictly by appointment with the joint letting agents.

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LOCATION

Located in the very heart of the central business district at 241/243 West George Street, Graft is perfectly placed to take advantage of excellent nearby transport and amenity provision along with all that the city centre has to offer.

DESCRIPTION

Graft can offer up to 17,492 sq ft of fully serviced accommodation.

ACCOMMODATION

The lower ground floor extending to 5,158 sq ft is already fully fitted out to the very highest of standards with the following fixtures in place:

- Self contained private front door.
- 2 x 4 man private offices
- 54 desks in the main office area
- 2 x 4 man "project" booths
- 36 "soft" seats in the lounge/library area
- 1 x 12 man meeting room
- 1 x 6 man meeting room
- Kitchen area with break-out space.

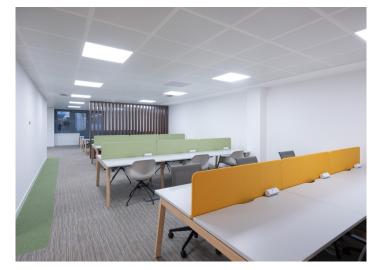
IT CONNECTIVITY

Graft is fully IT enabled and thus offers immediate IT connectivity to an incoming occupier. The following IT infrastructure is available now:

- 1000 mbtps fibre cabling into the building
- The lower ground floor suite has 200 mbtps synchronicity—this can be "turned up" to provide more upload/download speed as required.
- Each desk has its own umbilical cord providing power and can be connected to the Broadband via an Ethernet connection—this is faster, more robust and provides additional security.
- WiFi is available throughout the floor, supplemented with a Sisco Meraki Managed system.
- A SMART TV is in the lounge area—offering full internet presentation capability.
- A Skype conferencing facility.
- A high quality photocopier and scanner.
- A VOIP phone service is also available if required at an additional cost.







Licence Terms

The space is available on flexible "all inclusive" licence terms for a flexible term to be agreed.

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