

ONE FIFTY

WEST GEORGE STREET
GLASGOW G2 2HG

TO LET

2ND & 3RD FLOOR OFFICE SUITES



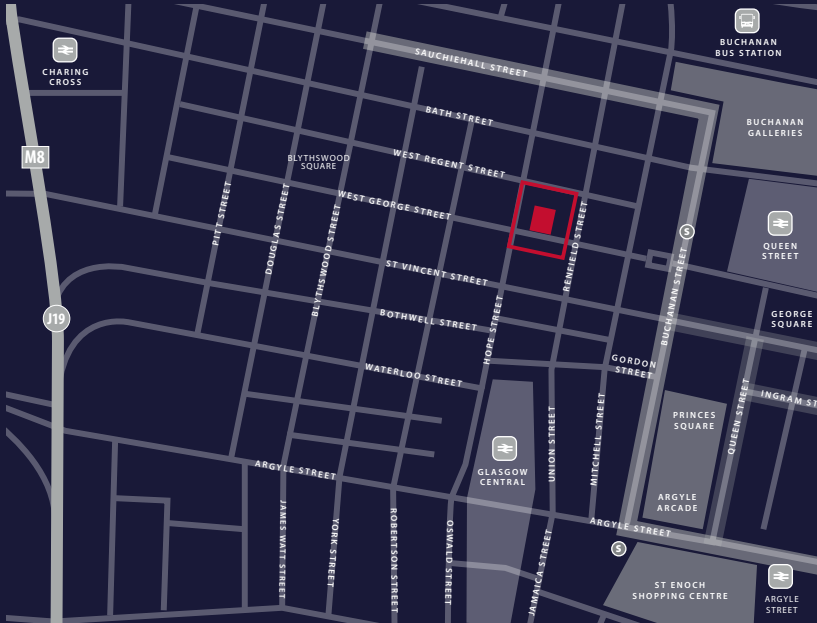
1,112 sq ft (103.3 sq m) –
2,241 sq ft (208.2 sq m)

- High profile city centre address
- Modern self-contained office suites
- Security door entry system
- Passenger lift serving all floors

LOCATION

This unrivalled business location in Glasgow’s Central Business District is in extremely close proximity to both Queen Street and Glasgow Central mainline railway stations. Numerous bus routes operate in the immediate surrounding area on Hope Street, Renfield Street and Bath Street.

150 West George Street is located in close proximity to world renowned shopping and restaurant facilities on Buchanan Street, Glasgow’s premier retail location. A number of hotels are also situated in close proximity.

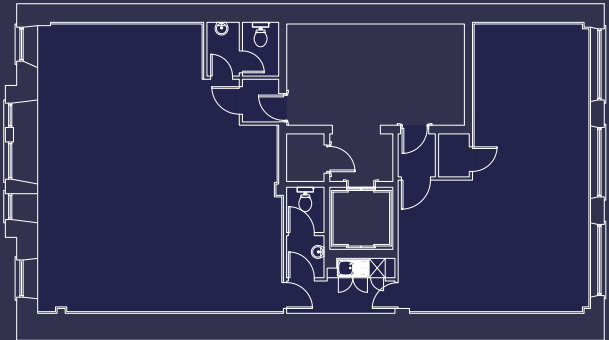


DESCRIPTION

Close attention to finishes and detail has created a wonderful working environment with a fantastic and bold mix of period and contemporary features. The suites are in the process of being refurbished to provide high quality, contemporary accommodation benefiting from the following specification:

- Secure door entry system
- Lift access to all floors
- Suspended ceiling with LED lighting (2nd floor) with suspended LED light fittings on the 3rd floor
- Perimeter trunking
- Gas central heating
- Fully refurbished WCs within each suite
- High quality kitchen/tea prep areas within each suite

TYPICAL FLOOR PLAN



Indicative Finishes



Indicative Finishes



ACCOMMODATION

FLOOR	SQ FT	SQ M
Third	1,112	103.3
Second	1,129	104.9
TOTAL	2,241	208.2

TERMS

The subject suites are available to let individually or on a combined basis on flexible FRI terms.

RENT

The quoting rents are as follows:
3rd floor: £22,250 per annum
2nd floor: £22,500 per annum

RATES

The subject suites are entered in the current Valuation Roll with rateable values as follows:

3rd floor: £14,700
2nd floor: £14,100

SERVICE CHARGE

A service charge is payable in respect of the common charges. Further details are available on application.

VAT

The property is elected for VAT purposes therefore VAT will be payable on all rents and service charges.

EPC

The building has an Energy Performance Certificate which provides a rating of 'F'.

VIEWING & FURTHER INFORMATION:

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