



204

WEST GEORGE STREET

To Let

High quality refurbished office located
within Glasgow's Central Business District

Ground Floor (East): 1,776 sq. ft.



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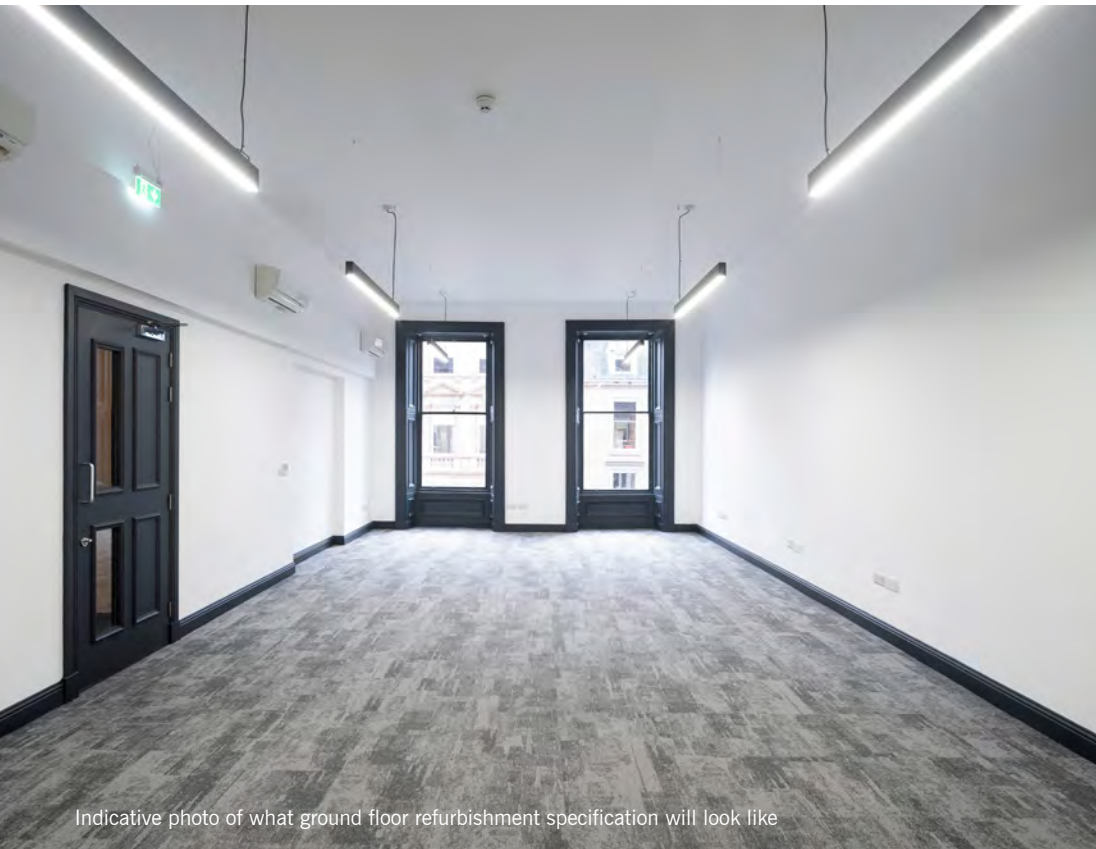
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A rare opportunity to occupy a townhouse building of such high quality and detail. The stunning traditional townhouse in the core city centre which has been sympathetically refurbished, retaining the traditional features and charm.

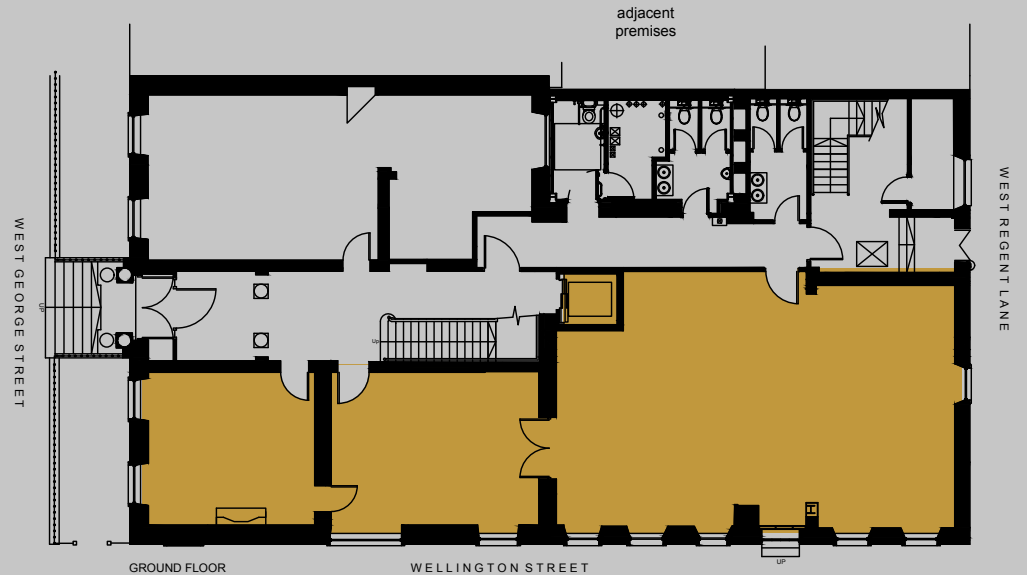
The ground floor is accessed via the main corridor onto an open plan floor plate with excellent street frontage and profile onto West George Street and Wellington Street.

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Indicative photo of what ground floor refurbishment specification will look like



Specification

Ground Floor (East): 1,776 sq. ft.

Refurbishment specification to include

- Excellent natural daylight
- Sash & case windows with branding opportunities
- Existing fit-out available including a large boardroom overlooking West George Street
- Air conditioning
- Linear LED lighting
- New carpeting
- Generous ceiling height with traditional cornicing
- Combination of perimeter trunking and raised access flooring
- Communal male, female and accessible W/Cs

**New leases available
on flexible terms**



Indicative photo

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Location

204 West George Street occupies a prominent corner position at the junction of West George Street and Wellington Street in the heart of Glasgow's traditional office core.

The building is well situated for access to public transport facilities, with both Glasgow Central and Queen Street railway stations being within a short walk of the premises. Bus and Subway stations are also within a few minutes' walk.

204 West George Street is located a couple of blocks from the prestigious Blythswood Square and Kimpton Blythswood Square Hotel. Various other popular restaurants including Bucks Bar, Gamba and Sarti's are also located closely.

Nearby Amenities:



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VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

EPC

EPC Rating C

Terms

New Lease available

Rates

The tenant will be responsible for all local authority rates and charges

Service Charge

The tenant will be required to pay a proportion of the buildings operating costs. Further details of the current service charge are available on request.

Legal Costs

Each party will bear their own legal costs and the ingoing tenant will be responsive for registration fees and LBTT relating to this transaction.

Disclaimer:

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Viewing

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