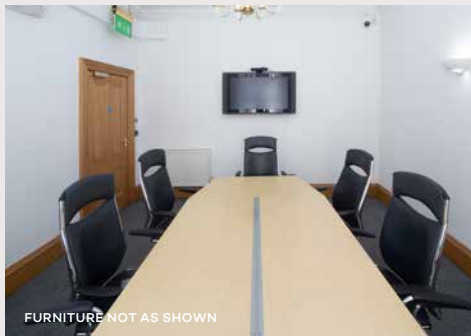


GROUND FLOOR OFFICE ACCOMMODATION

110 West
George Street
Glasgow
G2 1QJ

1,217 sq ft (113.1 sq m)



TO LET



Location

West George Street is one of Glasgow's business addresses and this prominent building is right in the heart of city centre between West Nile Street and Renfield Street.

Situated amongst many of Glasgow's favourite bars and restaurants, the top quality shopping in Buchanan Street is only yards away.

This vibrant part of the city centre enjoys excellent public transport access being midway between Queen Street and Central Railway Stations with Buchanan Street Underground and numerous bus services vvery close by.



Description

This very attractive accommodation is a rare opportunity to secure ground floor office space in such a central location.

The suite provides high specification bright and airy offices with comfort cooling and various sizes of individual offices, enjoying an open outlook to West George Street.

Excellent shared male and female toilet areas are provided off the common areas together with kitchen facilities.

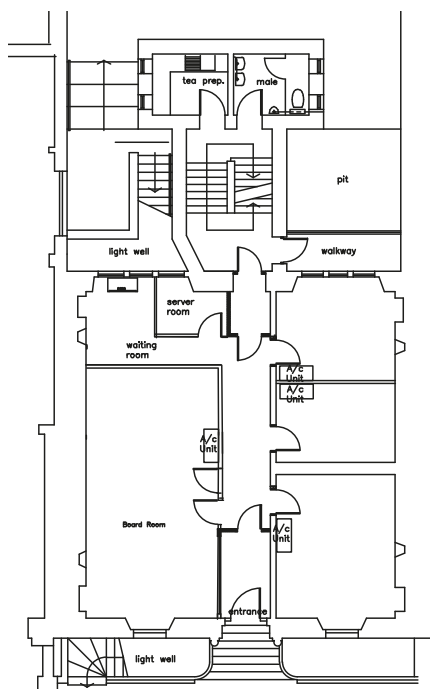
Specification

- Secure door entry system
- Gas fired central heating
- Comfort cooling air conditioning units
- Existing high quality, Cat6 cabling infrastructure
- Optional availability of high quality furniture by separate arrangement

Floor Area

We are advised that the net internal area of the accommodation available is:

Ground Floor	1,217 sq ft	113.1 sq m
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GROUND FLOOR

Rates

Small Business Rates Relief may apply. Further details area available on request or by checking the valuation roll.

Energy Performance Certificate

The upper floor offices have a rating of 'E'. A copy of the certificate is available on request.

Lease Terms And Rent

Our clients are seeking to secure a new full repairing and insuring lease. Consideration may be given to a short or medium lease.

Rent details are available on application.

Service Charge

The tenant will be required to pay a proportion of the service charge, insurance and any other communal building charges.

Details are available on request.

Date of Entry

Immediately available.

Legal Costs

Each party will be responsible for their legal costs. The tenant will be responsible for any Land and Buildings Transaction Tax (LBTT), landlord consent costs and registration dues.

VAT

Unless otherwise indicated, all prices, premiums and rents are quoted exclusive of VAT.

Further Information

To arrange to view or for further information please contact the sole letting agents.

Phil Reid
phil@philreidassociates.com



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