

To Let

160 West George Street
Glasgow
G2 2HG

May 2019

2nd Floor Office
3,531 sq ft (328 sq m)

Highlights

- High quality open plan office
- 2 pipe VRV comfort cooling
- Gas fired LPHW central heating
- Kitchen/Break out area
- Passenger lift serving all floors
- Communal shower facility
- Dedicated male and female toilets
- Fibre optic cabling
- Secure door entry system
- Garaged car parking
- Cycle racks



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avisonyoung.co.uk/15078

Location

160 West George Street is located within the heart of Glasgow's Central Business District and occupies a prominent position on the corner of West George Street and Hope Street. West George Street benefits from excellent links to the public transport network with easy access to Queen Street and Central Railway stations and several bus routes utilising Hope Street.

Description

Providing high quality and elegant open plan office space behind classical sandstone facades, the corner setting ensures a bright and attractive work environment. The second floor suite provides largely open plan accommodation with an existing boardroom, meeting room, staff kitchen/break out area and dedicated male and female toilets. The specification includes:

- Raised access flooring
- Suspended ceiling with recessed modern lighting
- VRV comfort cooling
- Gas central heating
- Partial secondary glazing

In addition, occupiers at 160 West George Street benefit from access to and usage of a large communal kitchen/informal meeting area at lower ground floor, a communal shower room and cycle racks.

Accommodation

Floor	Sq Ft	Sq M
2nd Floor	3,531	328

Terms

A new full repairing and insuring lease is available for a term to be agreed.

Rent

Available on application to the joint letting agents

Rates

The 2nd floor suite is entered in the current Valuation Roll with a rateable value of £41,750. Interested parties should make their own enquiries in relation to rates.

Service Charge

The incoming tenant will be responsible for a due proportion of the service charge which will be payable in relation to all items of common repair and maintenance.

VAT

VAT will be payable on all rent, service charges etc.

EPC Rating

EPC Rating D



For further information or an appointment please contact:

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