

**Ryden**.co.uk  
0141 204 3838

TO LET

High Quality—Immediately Available “Plug and Play” Space



**graft**

**241—243 West George Street,  
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.

Contact: Ken McInnes / Tim Jacobsen

Telephone: 0141 270 3136 / 0141 270 3170

Email: ken.mcinnnes@ryden.co.uk  
tim.jacobsen@ryden.co.uk

Edinburgh  
0131 225 6612

Glasgow  
0141 204 3838

Aberdeen  
01224 5888866

Leeds  
0113 243 6777

Manchester  
0161 249 9778

London  
020 7436 1212

## 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

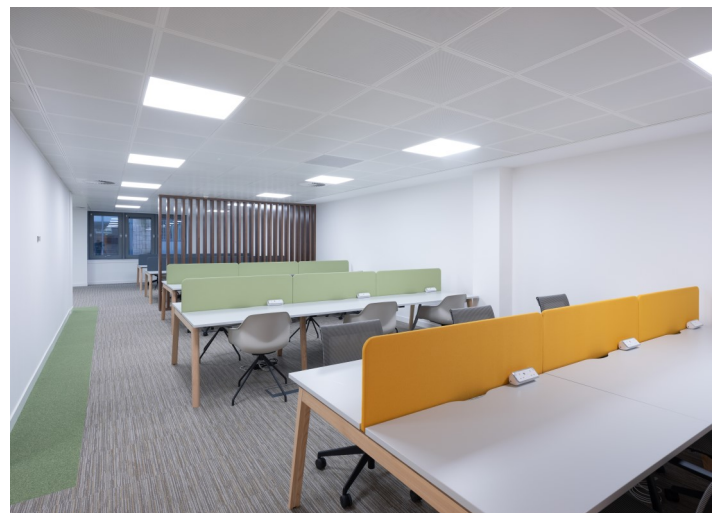
The lower ground floor extending to 5,158 sq ft is already fully fitted out to the very highest of standards with the following fixtures in place:

- 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 Cisco 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.

**Publication Date— May 2020**