

TO LET
Prime Office Accommodation

227 West George Street
GLASGOW
G2 2ND

2nd and 3rd Floors



Location

Located within Glasgow's Central Business District, West George Street is one of the most prestigious business addresses in the city and has attracted a number of financial institutions and professional firms.

227 West George Street is situated on the south side of West George Street at its junction with West Campbell Street and benefits from frontages to both streets with secure car parking accessed via the rear lane.

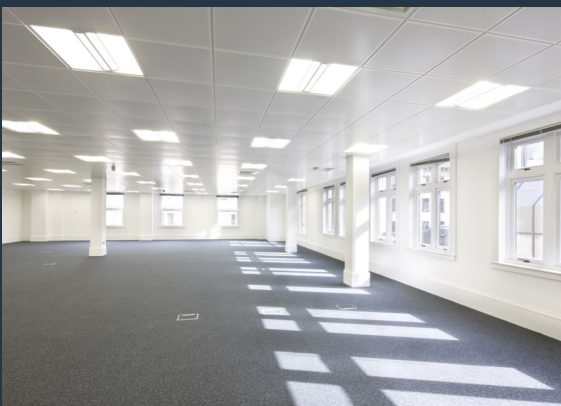
Description

Dating from a redevelopment in 1995, the building has an ashlar stone façade with rear elevation of facing brick all under a slated mansard roof.

The property benefits from excellent natural daylight due to its prominent corner position. Access to the office suites is via a commissionaire manned reception which is currently undergoing a comprehensive refurbishment. Two modern passenger lifts serve each floor.

The accommodation provides the following specification:

- ◆ Raised access floors
- ◆ Suspended ceilings
- ◆ Fan Coil Air Conditioning System
- ◆ Male, Female and Disabled toilet facilities
- ◆ Twin Passenger Lifts
- ◆ Double Glazing
- ◆ Disabled Access



Accommodation

3rd floor 5,715 sq ft

2nd floor 2,560 sq ft

VAT

All rent and outgoings are subject to VAT.

Terms

The property is available on new FRI lease terms for a duration to be agreed.

EPC

An EPC certificate is available upon request.

For further information please contact:

Michael Facenna

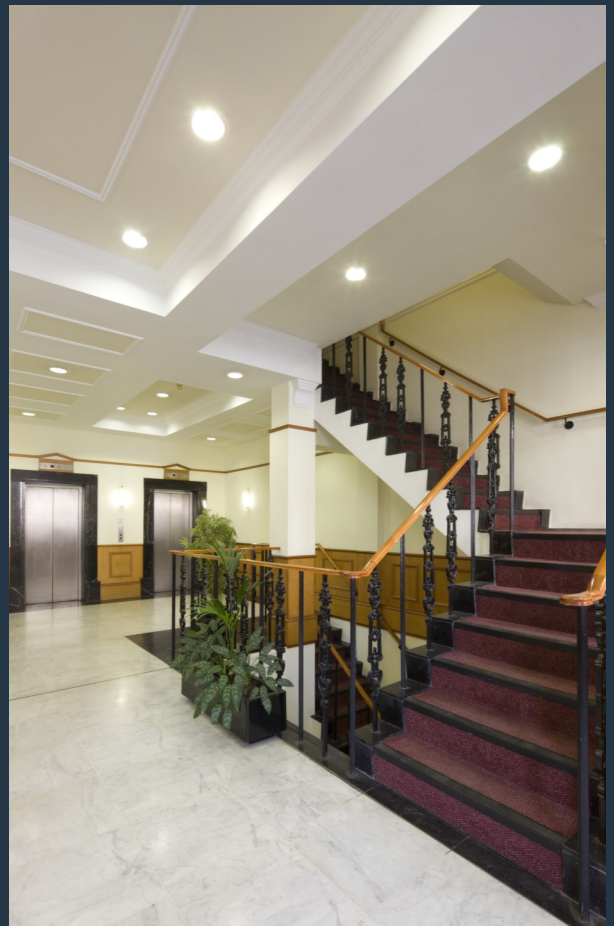
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