

# To Let

150 West George Street  
Glasgow  
G2 2HG

August 2019

2nd & 3rd Floor  
Office Suites

1,112 sq ft (103.3 sq m) -  
2,241 sq ft ( 208.2 sq m)



## Highlights

- High profile city centre address
- Modern self-contained office suites
- Security door entry system
- Passenger lift serving all floors
- 100% Rates Relief available to tenants under the Small Business Bonus Scheme

0141 300 8000  
[avisonyoung.co.uk/15225](http://avisonyoung.co.uk/15225)

## Location

This unrivalled business location in Glasgow's Central Business District is in extremely close proximity to both Queen Street and Glasgow Central mainline railway stations. Numerous bus routes operate in the immediate surrounding area on Hope Street, Renfield Street and Bath Street

150 West George Street is located in close proximity to world renowned shopping and restaurant facilities on Buchanan Street, Glasgow's premier retail location. A number of hotels are also situated in close proximity.

## Description

150 West George Street underwent a comprehensive refurbishment under the careful supervision of a leading Glasgow architecture practice. Close attention to finishes and detail has created a wonderful working environment with a fantastic and bold mix of period and contemporary features. The specification of the office suites includes the following:

- Secure door entry system
- Lift access to all floors
- Suspended ceilings with modern integral light fittings
- Perimeter trunking
- Gas central heating
- Self-contained male and female WC's in each suite
- Dedicated tea preparation areas in each suite

## Accommodation

Floor	Sq Ft	Sq M
3rd Floor	1,112	103.3
2nd Floor	1,129	104.9
TOTAL	2,241	208.2

## Terms

The subject suites are available to let individually or on a combined basis on flexible FRI terms.

## Rent

The quoting rents are as follows:

3rd floor: £20,000 per annum

2nd floor: £20,300 per annum

## Rates

The subject suites are entered in the current Valuation Roll with rateable values as follows. With RV's less than £15,000 ingoing tenants should qualify for 100% rates relief under the Small Business Bonus Scheme:

3rd floor: £14,700

2nd floor: £14,100

Interested parties should make their own enquires and satisfy themselves with regards rates relief.

## Service Charge

A service charge is payable in respect of the common charges. Further details are available on application.

## VAT

The property is elected for VAT purposes therefore VAT will be payable on all rents and service charges.

## EPC Rating

The building has an Energy Performance Certificate which provides a rating of 'F'.



For further information or an appointment please contact:

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### Avison Young

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