



## Good Quality Office Accommodation

**3<sup>rd</sup> Floor – 3,950 sq ft**

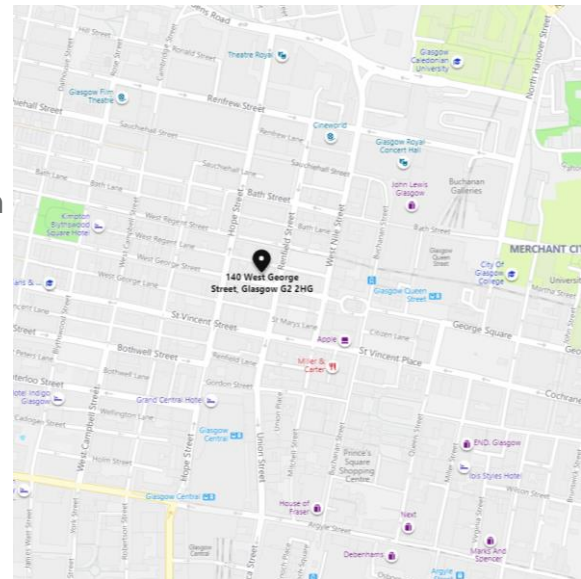
### Property Highlights

- Commissionaire manned reception
- Open plan flexible floor plate
- Prime City Centre office address

### Location

140 West George Street occupies an excellent location in the heart of Glasgow's prime office core.

The property is close to both Glasgow Central and Queen Street railway stations and is close to all staff amenities, eateries and alternative public transport links.



For viewing and further information, please contact:

Martin Speirs  
Associate  
+44 (0) 141 223 8792

Ewan Stewart  
Graduate Surveyor  
+44 (0) 141 304 3288

199 St. Vincent Street,  
Glasgow G2 5QD  
Main: +44 (0) 141 248 4433

### Description

This property provides high quality office accommodation accessed via lift and stairs.

The suite benefits from the following specification;

- Open plan flexible floor plate
- Suspended ceiling
- Recessed LG7 lighting
- Air conditioning
- Raised access flooring
- Floor boxes wired for power

### Accommodation

The available accommodation extends to the following approximate Net Internal floor area.

Area	Size (sq ft)
Office	3,950
<b>Total</b>	<b>3,950</b>

### Occupational Costs

The occupational costs are as follows:

Unit	Cost (per sq ft)
Rent	£20.00
Service Charge	£5.53
Rates	£6.81
<b>Total:</b>	<b>£32.34</b>

### Energy Performance

The EPC is available upon request.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

### Legal Costs

Both parties will be liable for their own legal costs.

### Land & Buildings Transaction Tax (LBTT)

The purchaser will pay all Land and Buildings Transaction Tax applicable.

### Entry

Upon agreement.

For viewing and further information, please contact:

Martin Speirs  
Associate  
+44 (0) 141 223 8792  
martin.speirs@cushwake.com

Ewan Stewart  
Graduate Surveyor  
+44 (0) 141 304 3288  
ewan.stewart@cushwake.com

199 St. Vincent Street,  
Glasgow G2 5QD  
Main: +44 (0) 141 248 4433

cushmanwakefield.co.uk

