

# 247 West George Street

GLASGOW | G2 4QE

**100% Rates Relief**



 **GRAHAM  
SIBBALD**

## To Let

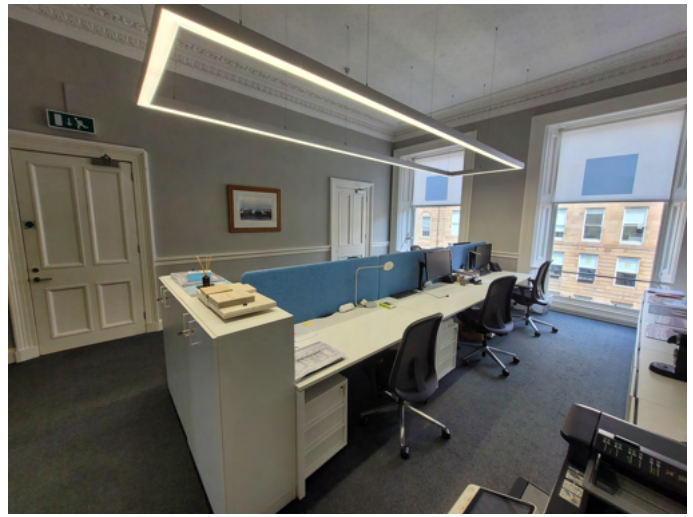
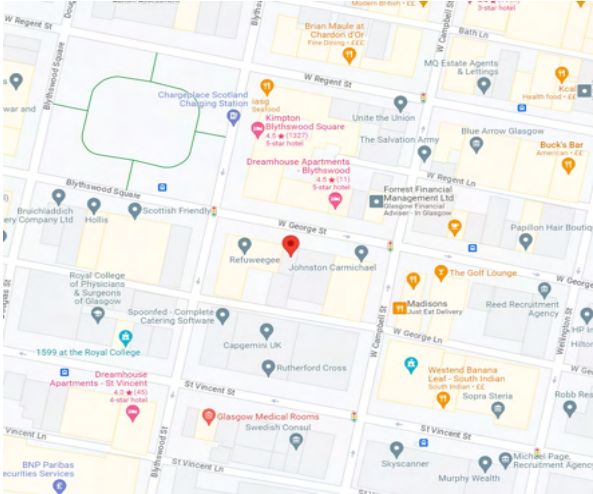
**LAST REMAINING SUITE**

First floor office accommodation

77.32 sq. m. (832 sq. ft.)

## LOCATION

247 West George Street occupies a prominent high profile location on the South Side of West George Street, close to the attractive Blythswood Square, in the heart of Glasgow City Centre. The building is conveniently located close to public transport links with Glasgow Central and Queen Street railway, several underground stations and main bus routes all within a few minutes walk. There is an abundance of amenities in the immediate surrounding area.



## ACCOMMODATION

The suite provides the following Net Internal Floor Area:

Floor	Sq Ft	Sq M
Ground	832	77.32

Measured in accordance with the RICS code of measuring practice

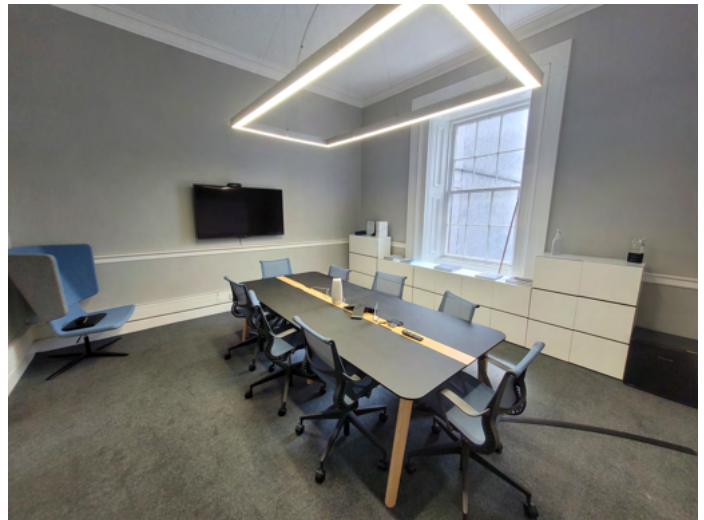
**NIA - 77.32 sq. m. (832 sq.ft.)**

## DESCRIPTION

The suite comprises the majority of the First Floor within a Category B listed traditional sandstone townhouse. The common areas have recently undergone extensive refurbishment and the available suite benefits from the following specification:

- High quality office accommodation
- Raised access floor with floor boxes in situ
- LED lighting
- Kitchenette
- Shower facilities
- WCs
- Secure garage parking

Existing furniture can be made available subject to agreement. An additional meeting room on the ground floor is available for use via pre-booking.



## RATEABLE VALUE (RV)

First Floor - £10,700  
(Potential for 100% rates relief)

## EPC

Available upon request.

## TERMS/ RENT

A new lease is available on FRI terms. Rent on application.

## Legal Expenses & VAT

Each party to be responsible for their own legal costs incurred in any transaction. All prices, premiums and rents quoted are exclusive of VAT.

For more information or to arrange a viewing, contact:

**GRAHAM + SIBBALD**

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