

**140 West George Street
Glasgow
G2 2HG**



First floor suite 3,985 sq ft (370 sq m)

- Prime location
- Fully refurbished
- Highly specified accommodation
- 1 car space
- Extensive window frontage to West George Street
- Shower facilities
- Storage available

LOCATION

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

The building is home to an impressive range of corporate occupiers including TLT Scotland Limited, Cyril Sweett, Space Solutions and Gerald Eve.

- 2 min walk to Buchanan Street
- 3 min walk to Central Train Station
- 4 min walk to Queen St, Train Station
- 6 min walk to Buchanan Bus Station

DESCRIPTION

140 West George Street's classical external elevation encloses six floors. The building provides high quality modern office accommodation creating an efficient and attractive working environment throughout.

The building is accessed via a contemporary entrance foyer from where each floor is accessible via a stair and a passenger lift.

Specification Highlights

- Commissionaire manned reception foyer
- Contemporary finishes throughout
- VRV comfort cooling and heating
- Raised access flooring
- Metal suspended ceiling tiles
- New light fittings
- Male, female and disabled person toilet facilities on each floor
- Disabled access
- Secure garaged car parking
- Secure basement storage

ACCOMMODATION

	Area sq m	Area sq ft
FIRST FLOOR	370	3,985

The suite is available for immediate occupation.

RENTAL

The suites are available at a rental of £20 per sq ft per annum exclusive.

CAR PARKING

1 secure car parking space is available. Rent £2,500 per annum.

ENERGY PERFORMANCE

EPC rating—"D"

RATEABLE VALUE

First Floor £41,500 + £19,600 Totalling £61,100

This reflects a previous split of the space. The RV will need to be reassessed to reflect the combination of these values. The RV includes one car parking space.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant will be responsible for any stamp duty land tax, registration dues and VAT thereon.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly through the joint letting agents:

David Cobban (dcobban@savills.com)

Tel: 0141 222 4101
Mob: 07900 265 512

Jacqui Morton (jamorton@savills.com)

Tel: 0141 222 4140
Mob: 07807 999 882

IMPORTANT NOTICE

Savills for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith are asset out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. August 2015