



247 West George Street, Glasgow G2 4QE

**TO LET**

**LAST REMAINING SUITE - First Floor  
Accommodation**

**832 Sq Ft  
(77 Sq M)**



## DESCRIPTION

The suite comprises the First Floor of a Category B listed traditional sandstone townhouse. The office accommodation common areas have recently undergone extensive refurbishment with the office space benefiting from the following specification:

- High quality office accommodation
- Raised access floor with floor boxes in situ
- LED lighting
- Male and female toilets
- Shower facilities
- Fully fitted kitchen area
- Secure garage parking

An additional office/boardroom is available on the ground floor if desired (300 sq ft).

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



## 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 transport infrastructure with Central and Queen Street railway, underground and main bus routes all within a few minutes' walk.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	832	77
<b>Total</b>	<b>832</b>	<b>77</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

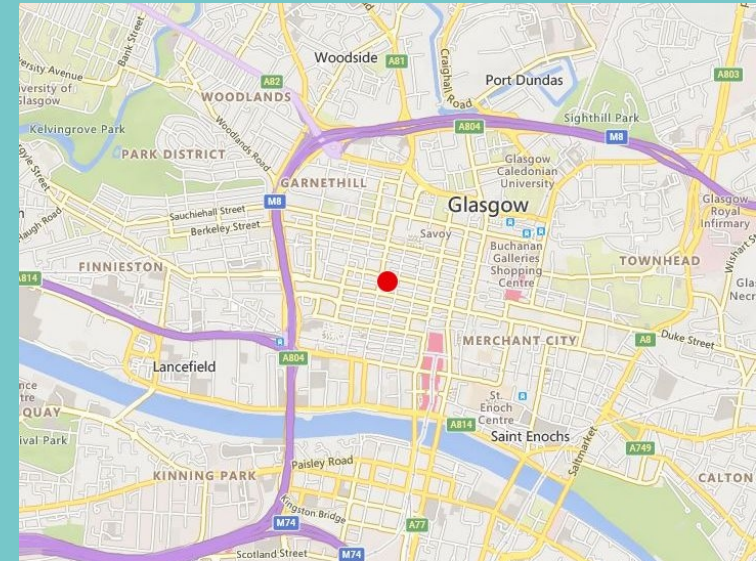
Rateable Value : £10,700. Potential for 100% rates relief.

## TERMS

A new Full Repairing and Insuring lease is available for a term to be agreed. Rent on application.

## EPC

A copy of the EPC is available upon request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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