

TO LET



Self-contained, corner aspect suite

3rd Floor, 112 West George Street, Glasgow, G2 1PN

Location

112 West George Street is located within the heart of Glasgow City Centre. Situated on one of Glasgow's key business addresses, a prominent position on West George Street, where it meets Renfield Street. Excellent access to public transport including Queen Street and Central Station Railway Stations, as well as Buchanan Street Subway Station and local bus services.

Description

112 West George Street is arranged over ground and 3 upper floors. The building is accessed via a striking comprehensively refurbished entrance. A 6-person passenger lift serves all floors, each self-contained, and the common parts have been extensively refurbished with high quality finishes.

The available 3rd floor suite is fully fitted and can be offered in its existing condition or alternatively, the landlord will fully refurbish the accommodation.

Specification

The accommodation benefits from the following specification:

- Striking remodelled entrance
- Open plan or turnkey options
- Air conditioning
- Suspended ceiling, with integrated LED lighting
- 2 glazed meeting rooms and 1 large boardroom
- Desks, seats and pedestals
- Break out area with large, fitted kitchen
- Demised shower facility
- IT and store room
- Full raised access floor
- Dedicated male and female toilet facilities
- 6 person passenger lift
- Secure cycle storage

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the net internal area to be as follows:

Description	Sq M	Sq Ft
3 rd Floor	353.03	3,800

Lease Terms

The subjects are available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rent is available on application.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

Local Authority Rates

The premises are presently entered in the Valuation Roll with a Rateable Value of £60,000 from the 1st April 2023.

The current Uniform Business Rate is 51.1 pence.

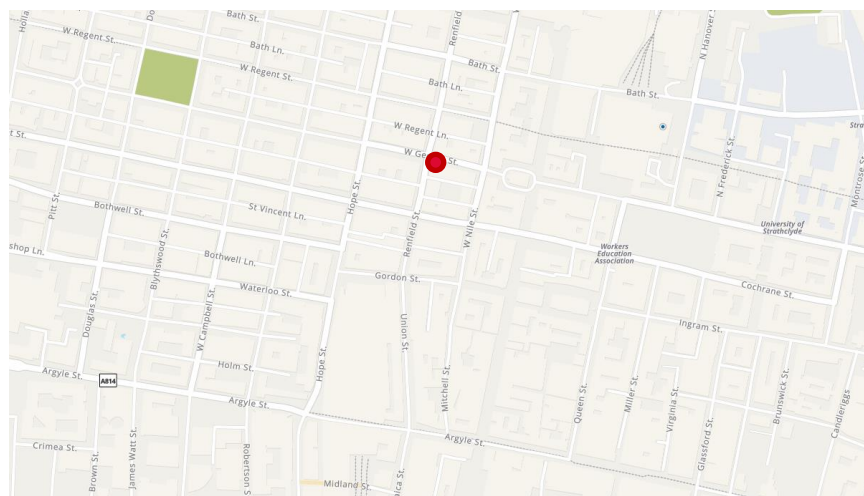
Interested parties should contact Glasgow City Council Assessors Department for further information www.saa.gov.uk.

Legal Costs

Each party will be responsible for their own legal costs incurred with a letting.

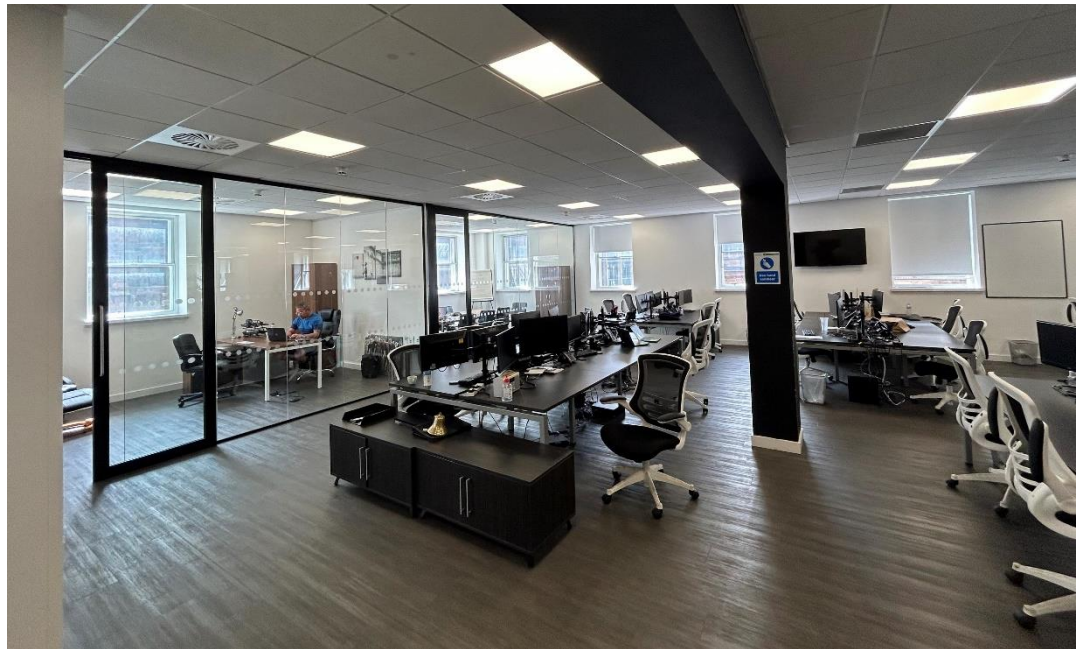
VAT

All prices are quoted exclusive of VAT which will be payable at the prevailing rate.





**Knight
Frank**



Contact

For further information, or to arrange a viewing, please contact the sole agents Knight Frank.

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Particulars dated June 2023. Photographs dated May 2023.

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