



TO LET

**GROUND & TOP FLOOR
OFFICE SUITES FROM
3,509 SQ FT**

- Prime Glasgow location
- Refurbished offices
- Available now

250

West George Street

3
2 Cognizant
1 Cognizant
G
LG SafeDeposits

250

250

West George Street

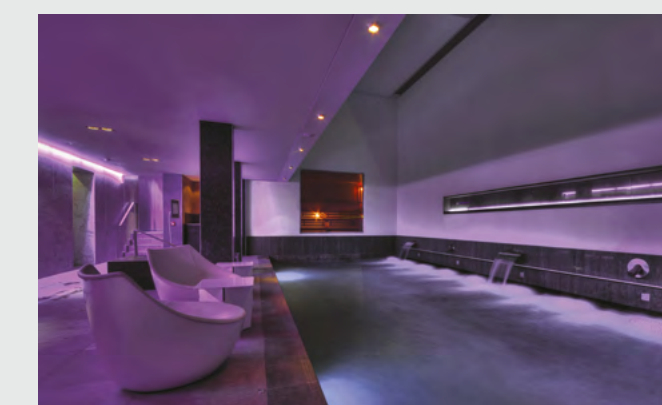
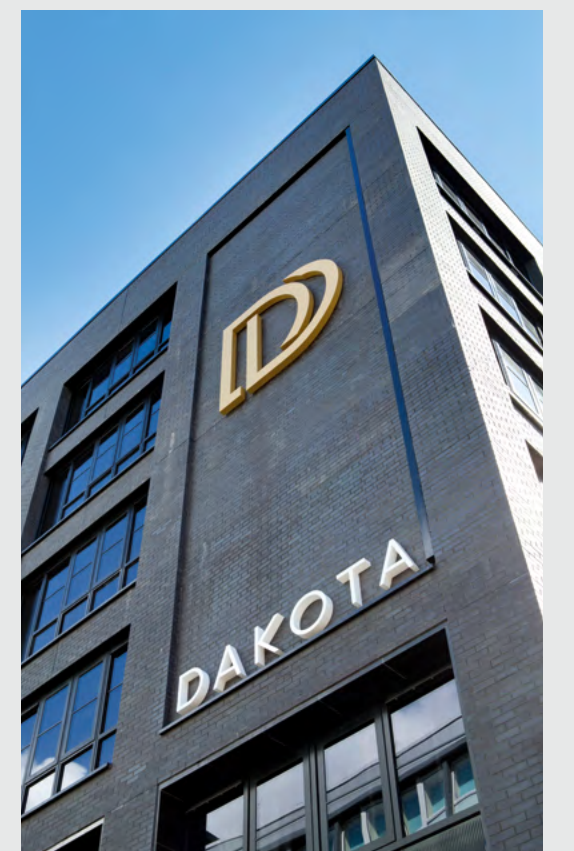
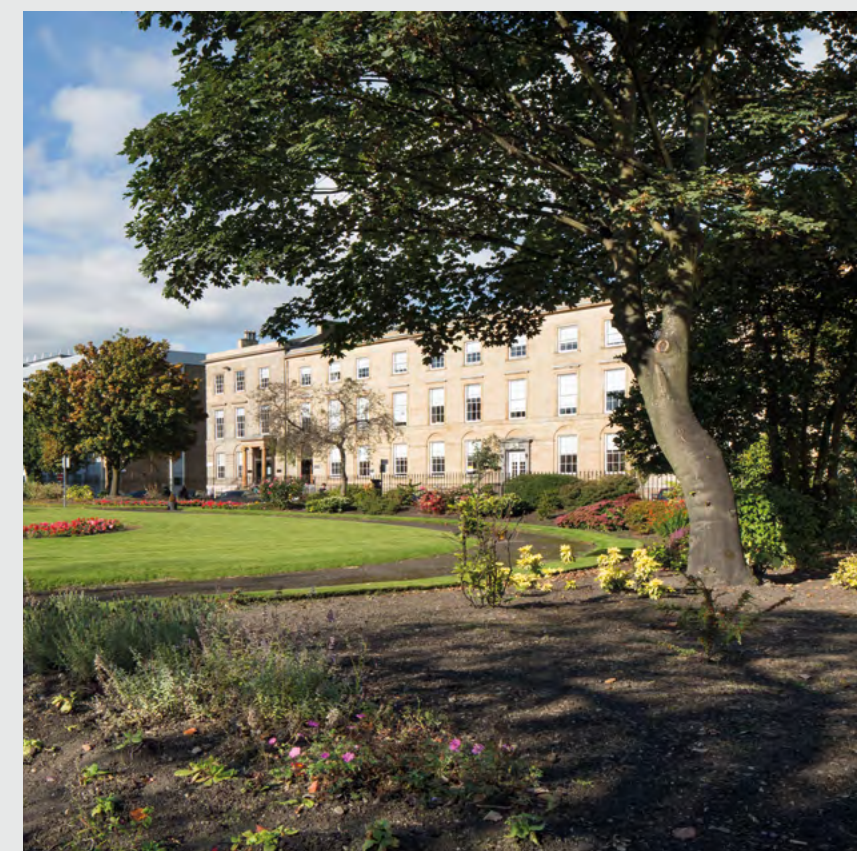
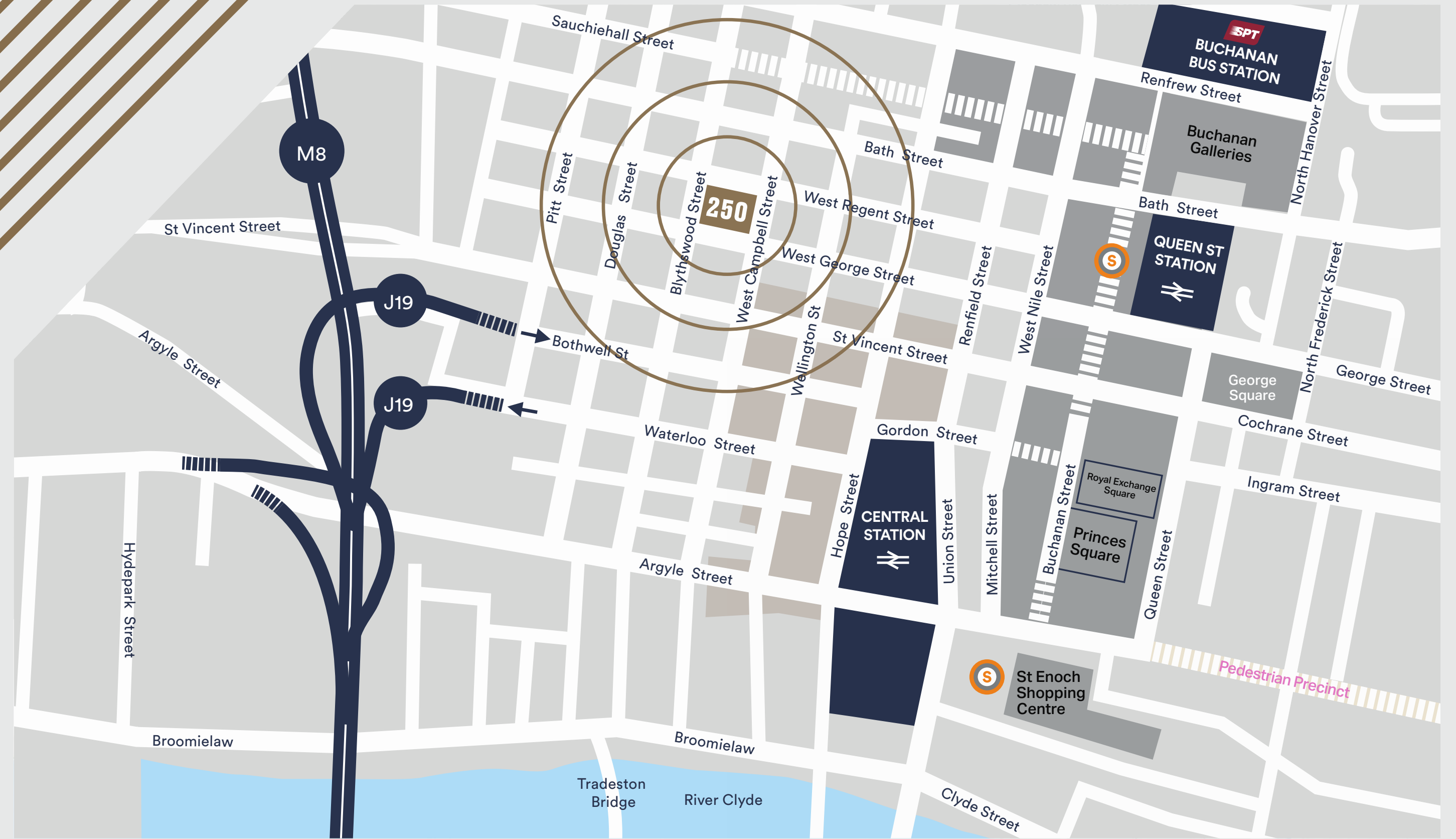


**Lambert
Smith
Hampton**

LOCATION

250 West George Street occupies a prominent high profile location on the north 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. The M8 motorway is easily accessed at Junction 18 and 19 of the motorway.

**7,094 SQFT
AVAILABLE
NOW**



DESCRIPTION

The suites comprise the Ground and Top Floors within a four storey traditional blonde sandstone town-house. The self-contained offices and common areas have recently undergone extensive refurbishment with the office accommodation benefiting from the following specification;

- Combination of open plan and cellular office accommodation
- Raised access floor with floor boxes in situ
- Carpeted throughout
- LED lighting
- Meeting rooms in-situ (ground floor)
- Male and Female toilets
- Shower (ground floor)
- Fully fitted kitchen area
- Lift access
- Secure garage parking

ACCOMMODATION

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

| | | |
|-----------------------|-------------|----------|
| 3 rd Floor | 3,585 sq ft | 333 sq m |
| Ground Floor | 3,509 sq ft | 326 sq m |



3RD FLOOR

| | |
|-------------------------|----|
| RECEPTION DESK | 1 |
| DESKS - 1400MM X 800 | |
| WORKSTATION | 32 |
| 10 PERSON MEETING ROOM | 1 |
| 6 PERSON MEETING ROOM | 1 |
| COMMS ROOM | 1 |
| PRIVATE OFFICE | 1 |
| TAMBOUR UNITS | 16 |
| PROJECT AREAS | 2 |
| FACILITY POINTS | 2 |
| BREAKOUT SPACE | 1 |
| INFORMAL MEETING SPACES | 2 |
| TOUCHDOWN DESKS | 1 |



GROUND FLOOR

| | |
|-------------------------|----|
| RECEPTION DESK | 1 |
| DESKS - 1400MM X 800 | |
| WORKSTATIONS | 38 |
| 10 PERSON MEETING ROOM | 1 |
| 6 PERSON MEETING ROOM | 1 |
| COMMS ROOM | 1 |
| SHOWER ROOM | 1 |
| TAMBOUR UNITS | 13 |
| LOCKERS | 40 |
| FACILITY POINTS | 2 |
| BREAKOUT SPACE | 1 |
| INFORMAL MEETING SPACES | 5 |



VAT

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

LEGAL COSTS

Each party will bear their own legal expenses, including any Land and Building Transaction Tax incurred in connection with any transaction.

BUSINESS RATES

Any ingoing tenant shall be responsible for the payment of Business Rates.

Third Floor: £43,000
Ground Floor: 48,500

All queries should be directed to Glasgow City Council Assessors.

TERMS

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

EPC CERTIFICATE

A copy of the EPC is available upon request.

FURTHER INFORMATION

Further information is available by contacting the sole agents:

**Lambert
Smith
Hampton**

0141 226 6777
www.lsh.co.uk



Misdescription At the time of printing the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. February 2020