

TO LET - OFFICE

# "CAPSULE" AT 140 WEST GEORGE STREET

Glasgow, G2 2HG



## Key Highlights

- 1,383 to 2,992 sq ft
- New cycle, shower and changing facilities
- Fully fitted "Capsule" space
- Fully electric building
- VRF air conditioning
- Defurbished ceilings with rafts incorporating integrated LED light fittings
- 1x10 person passenger lift

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## Description

"Capsule" at 140 West George Street offers contemporary, fully fitted office space incorporating dedicated meeting room and kitchen facilities in each available suite.

The common areas of the building have been fully refurbished to provide high-quality office accommodation with attractive entrance foyer area.

## Location

The property occupies a prime location within Glasgow's core Central Business District (CBD), boosting an excellent business address. It is also easily accessible via all forms of local public transport and is close to some of the best restaurants, cafés and shops.

Nearby occupiers include Gilson Gray LLP, Handelsbanken, CGI, Barnett Waddington and Weightmans LLP.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Availability
2nd - Suite 1	2,090	194.17	£35	£6.85	Available
2nd - Suite 2	1,383	128.48	£35	£6.91	Available
4th - Suite 1	2,093	194.45	£35	£6.84	Available
4th - Suite 2	1,405	130.53	£35	£6.81	Available
5th	2,992	277.97	£35	£7.05	Available

## Specification

- VRF Air Conditioning
- New cycle, shower and changing facilities
- Defurbished ceilings with rafts incorporating integrated LED light fittings
- 10 person passenger lift
- Fully electric building

## Business Rates

Rates payable: £7.05 per sq ft

Each suite has it's own Rates Payable Figure ranging from £6.82

## Contact

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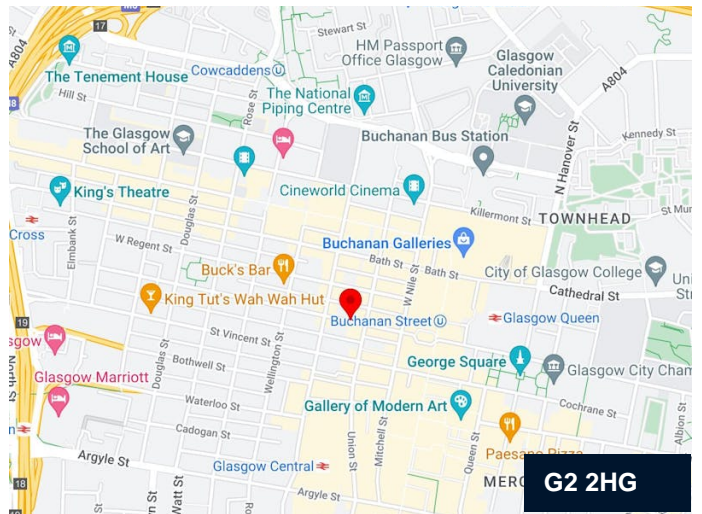
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