

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

SAVILLS Glasgow  
163 West George Street  
Glasgow G2 2JJ  
**0141 248 7342**  
[savills.co.uk](http://savills.co.uk)





## 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	Under Offer
2nd - Suite 2	1,383	128.48	£35	£6.91	Available
4th - Suite 1	2,093	194.45	£35	£6.84	Under Offer
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

### Colin McGhee

0141 222 4140

07714140771

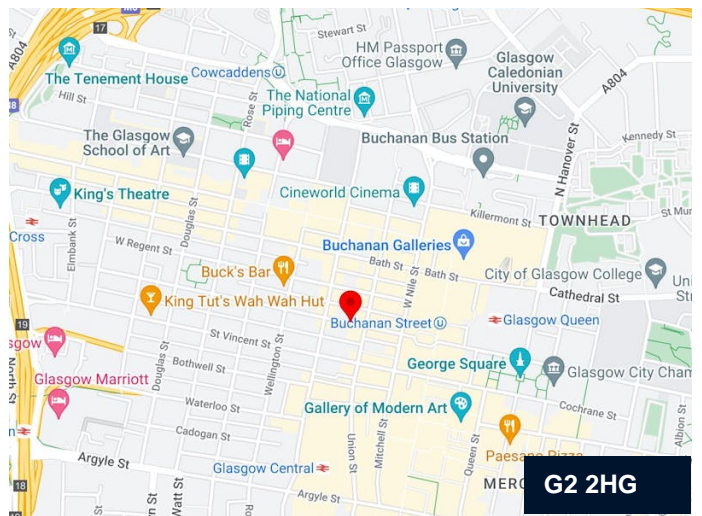
colin.mcgee@savills.com

### Megan Luke

0141 248 7342

07974274678

megan.luke@savills.com



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 04/06/2024





