

A large, stylized number '34' in a brown color. The '3' is composed of three curved segments, and the '4' is a single continuous stroke. To the right of the '4' is a vertical bar of the same color. The background is a teal color with decorative corner patterns of parallel lines in white and brown.

# 34 | WEST GEORGE STREET

For Sale | 2,186 Sq Ft

**3rd Floor Conall Building**  
34 West George Street, Glasgow G2 1DA



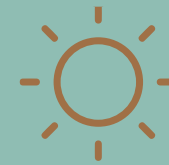
# SPECIFICATIONS



Excellent investment / owner  
occupier opportunity



Unrivalled city centre  
location



Double aspect with excellent  
levels of natural daylight



Superb views over George  
Square



Attractive original  
features



Ability to be split / let  
separately



# LOCATION

Unique and rare opportunity  
in unrivaled location.

# LOCATION

Enjoy exceptional, unobstructable views of George Square and the iconic Glasgow City Chambers from this floor-through suite, the original owner's office in the historic Connal Building.

Filled with character and a penthouse flair, you are steps from Queen Street Station putting you minutes from Edinburgh Waverley Station and the bustling heart of Scotland's capital.

Nearby Buchanan Street and the Golden Z offer abundant dining, retail, entertainment, and access to the Glasgow Underground all within walking distance.





# 34 WEST GEORGE STREET

Glasgow Airport  
15 mins  
↓



# DESCRIPTION

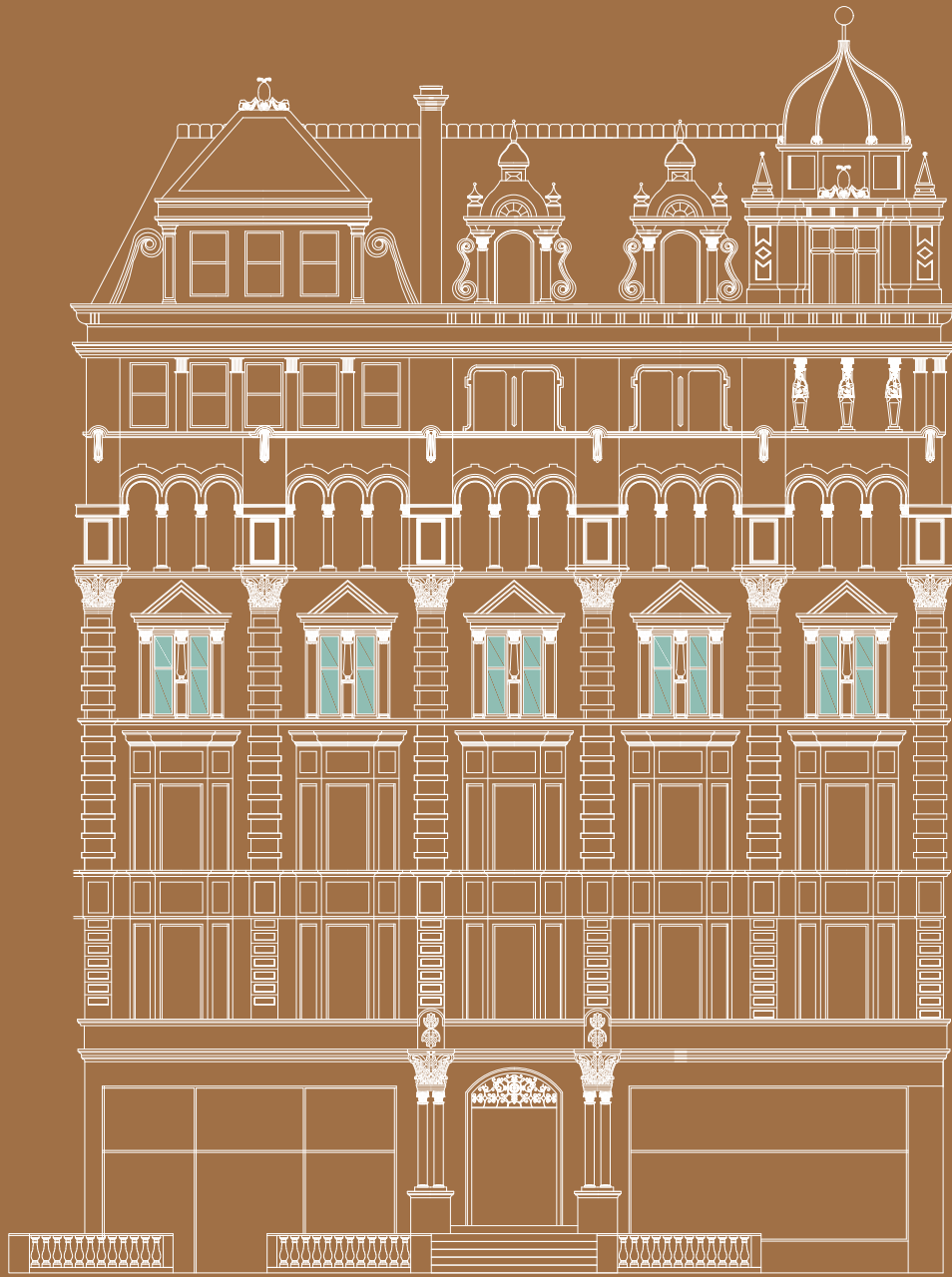
The property benefits from a spacious, flexible floorplan including two WCs, a kitchenette, and two corner offices. Large windows throughout make full advantage of ample light and impressive views.



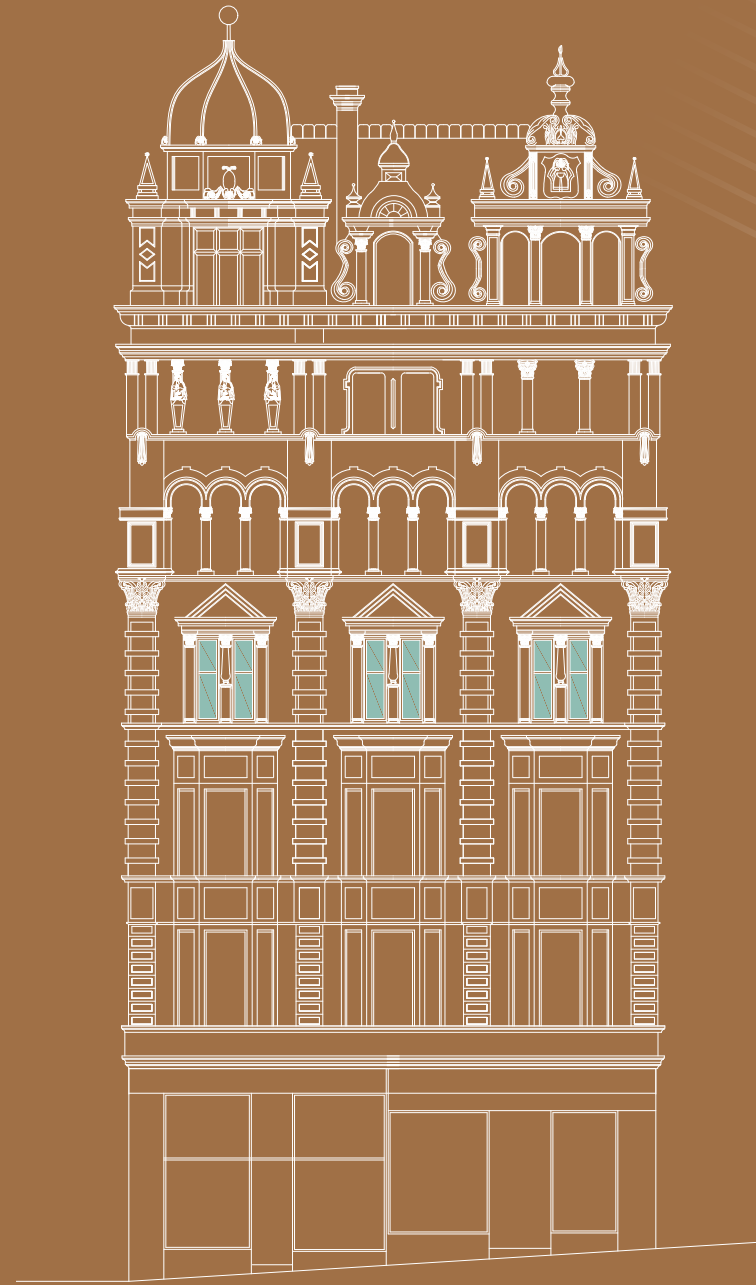
The suite maintains many traditional features, including two walk-in safe rooms. Shared spaces include a passenger lift, staircase with carved wooden balustrade, and period tiling. The possibilities are endless in this highly adaptable unit, which can be scaled to suit innumerable uses. Passenger lift and staircase provided to upper floors.



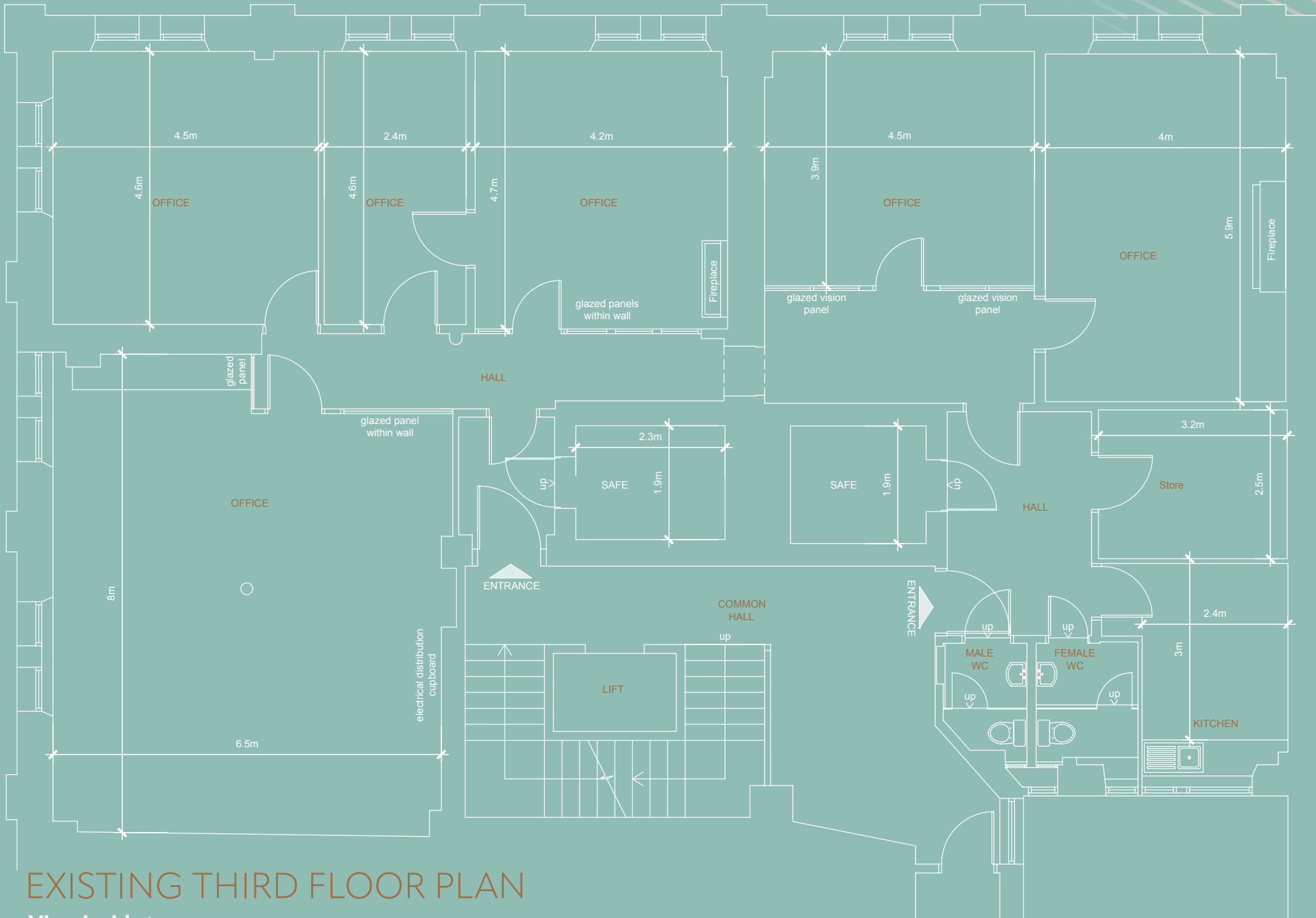




WEST GEORGE STREET ELEVATION (1:100)



DUNDAS STREET ELEVATION (1:100)



## EXISTING THIRD FLOOR PLAN

View inside >

## Accommodation

NIA 203.09 sq m  
2,186 sq ft

## Rateable Value

RV £12,800  
Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme. Payable

## EPC

Available on request.

## VAT

The subjects are not elected for VAT.

## Asking Terms

Offers are invited for our clients heritable interest with the benefit of vacant possession.



34 WEST  
GEORGE  
STREET

# VIEWINGS & FURTHER INFORMATION

Strictly by appointment via the sole selling agents

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