



198

WEST GEORGE STREET

GLASGOW | G2 2NR

TO LET

1324 sq ft to 7,038 sq ft



Play Fly Through Video

City Centre Prime Location

Corner building with feature rooms and open plan areas

Superb Landmark A Listed Townhouse

5 private car spaces

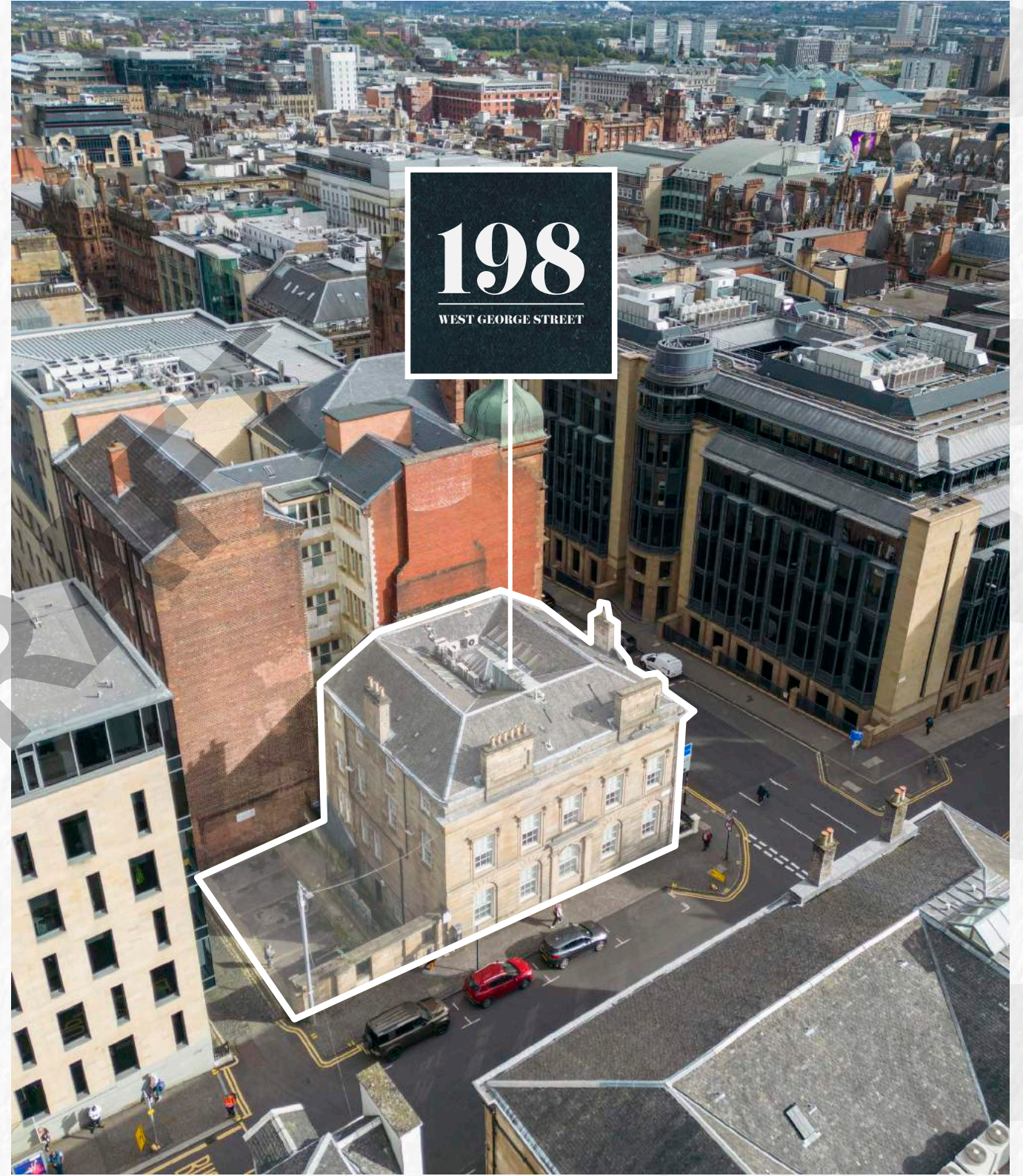
Flexible length leases

LOCATION

A wonderful landmark building on the corner of West George Street and Wellington Street, this south facing property sits in the heart of Glasgow's prime business area.

The location is excellent for public transport, multi storey car parks, restaurants, retail, coffee shops and all of Glasgow's city centre amenities.

198 West George Street | Glasgow | G2 2NR



DESCRIPTION



Constructed around 1830, this lovely prominent category A listed building has been used as offices for many years.



Providing arrival and office space over lower ground, ground, 1st and 2nd floors, the building has large common areas and retains some outstanding period rooms with original features whilst also providing excellent open plan working areas.



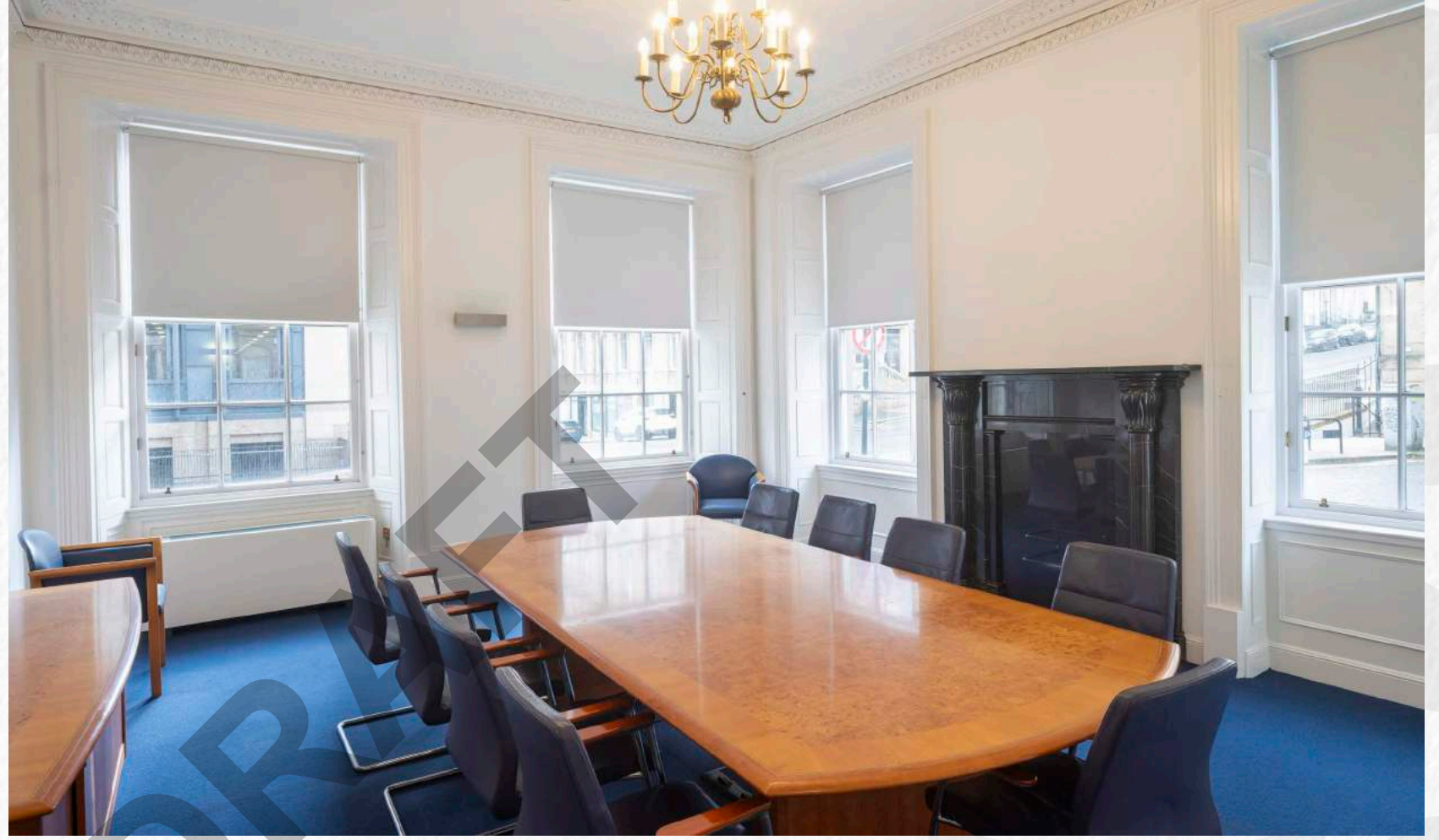
The large windows generate excellent natural light. The offices have air conditioning and access flooring with utilities/distribution floor boxes.



Ample male and female toilet facilities are provided plus kitchen and tea prep areas.



The lower ground floor is capable of separate let.



ACCOMMODATION

The building provides the following accommodation:

Floor	Sq Ft	Sq M
Second	1,916	178.00
First	1,955	181.63
Ground	1,843	171.22
Lower Ground	1,324	123.00
TOTAL	7,038	653.85

Please click here for a building fly through

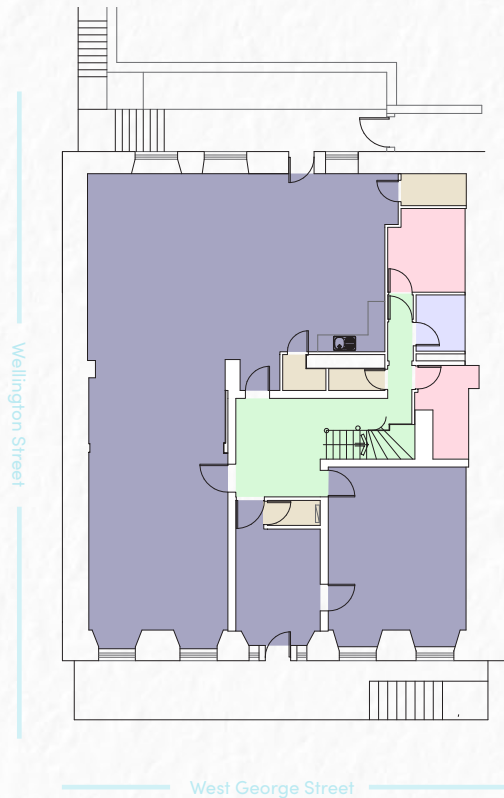


Key:

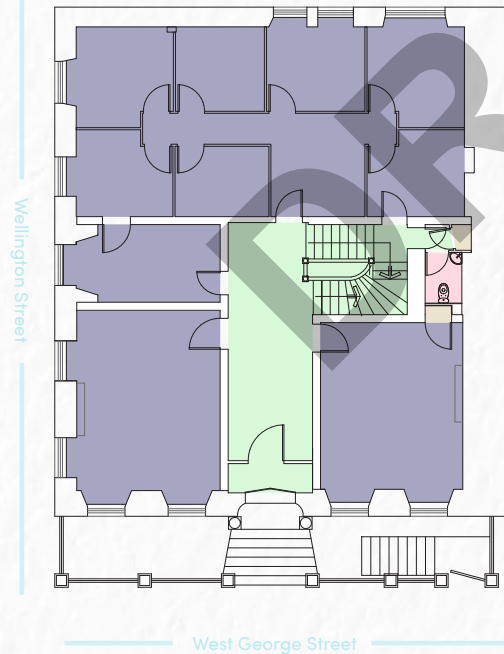
- Office
- Store
- Stairs/corridor
- WC
- Tea Prep
- Comms



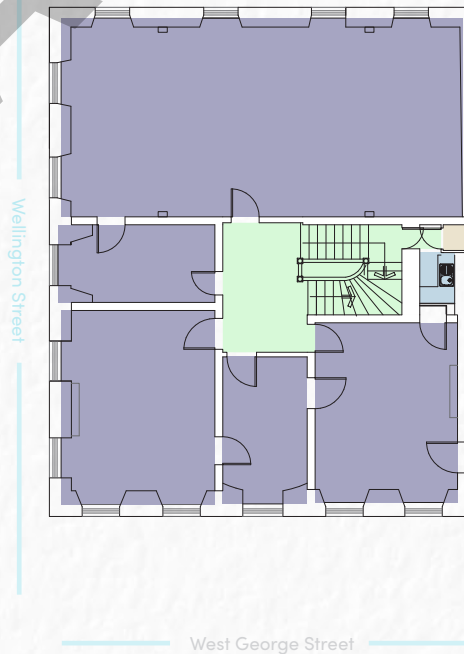
Lower Ground Floor



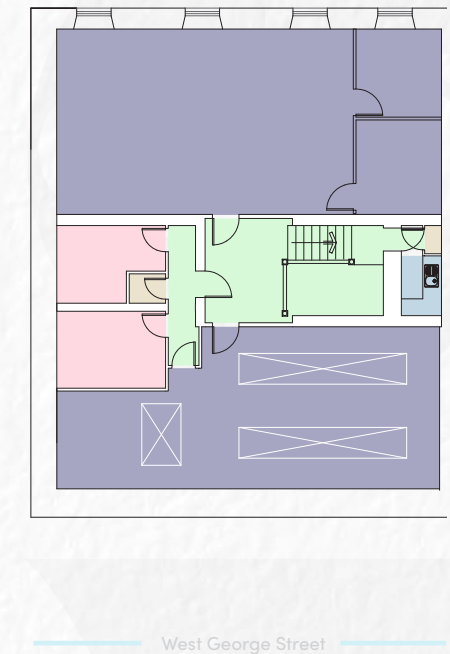
Ground Floor



First Floor



Second Floor



CAD versions of these plans are available on request.

CAR PARKING

The building has a private car park for 5 cars immediately to the rear.

GENERAL INFORMATION

The building is immediately available as shown.

Alternatively our clients will consider undertaking a refurbishment, potentially incorporating some of the tenant's interior décor preferences.

Click [here](#) for some recently prepared design images and concepts.

LEASE TERMS

The owners ideally seek a tenant for the whole building but will consider letting the lower ground floor and upper floors separately.

Consideration will also be given to floor by floor letting. This will involve some amendments to the property.

New full repairing and insuring leases are sought. The owners will consider short or long leases.

RENT

Further details on application. The level of rent may vary depending on the tenants' requirements to upgrade the décor, lease length, size of space to be taken, etc.

RATES

On application - the rates position is currently being reviewed.

SERVICE CHARGE

This is not required for a single tenant who will control their own costs but should the building be let to more than one party then the occupier will be required to meet a proportionate share of the buildings common charges and running costs.

EPC

The EPC is x. A copy is available on request.

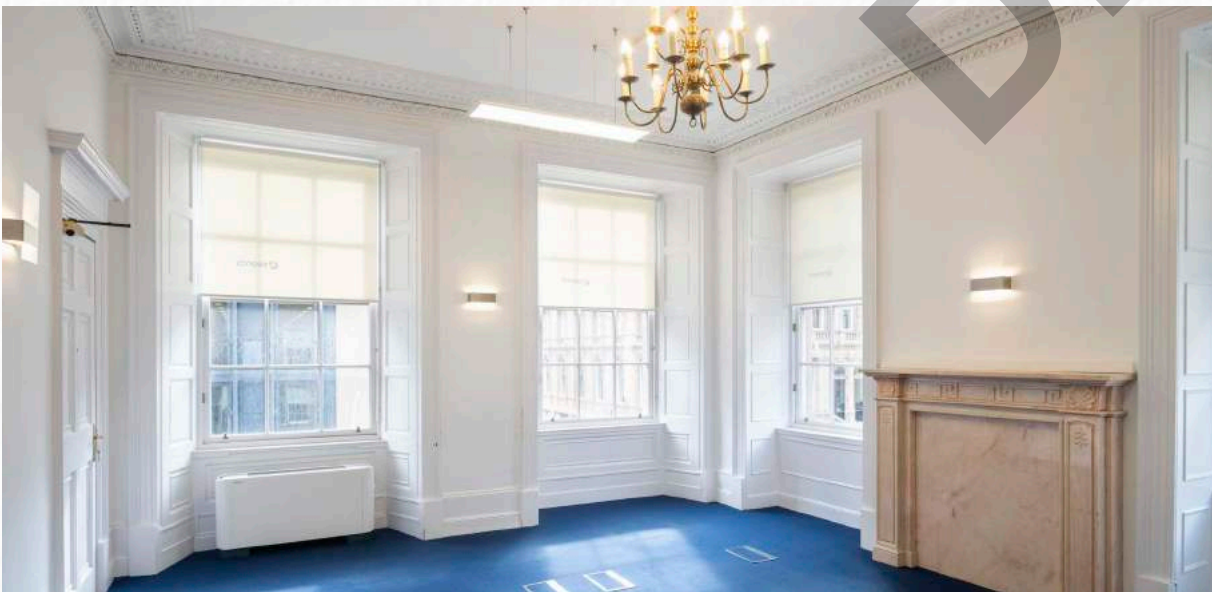
VAT

All rent and other building charges will be subject to VAT.

LEGAL COSTS

Each party will pay their own legal costs but with the ingoing teant will be responsible for all LBTT and lease registration dues.





198

WEST GEORGE STREET

FURTHER INFORMATION

For further details, to view or to discuss your requirements, please contact Phil Reid:

Phil Reid
T: 0141 225 5168
M: 07876 398 465
E: phil@philreidassociates.com



The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely, (2) No person in the employment of The Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only. October 2023. Produced by Designworks.