

TO LET

City Centre Office Opportunities

Floors Available:-
1,978 sq ft – 2,333 sq ft

Prime City Centre Office Suites

Suitable For Alternative Uses Such
As Serviced Apartments Subject To
Planning

Excellent Transport Links

Benefits From City Centre
Amenities

Rent: Upon Application



[CLICK HERE FOR A VIRTUAL TOUR!](#)



91-93 WEST GEORGE STREET, GLASGOW, G2 1PB

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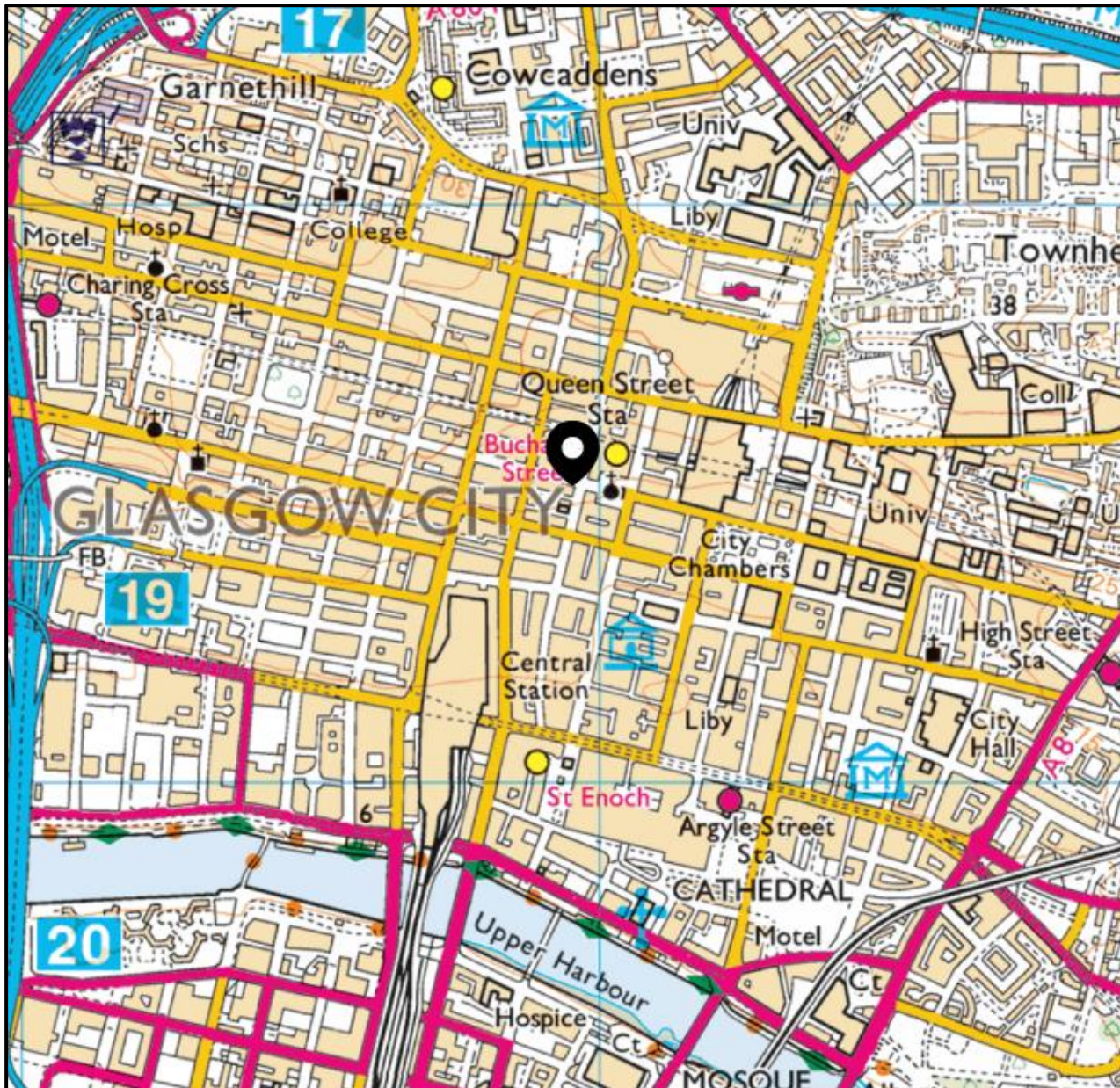
| 0141 331 2807 - 07720 466 035
| 0141 331 2807 - 07920 824 408





Location

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Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow's profile as an international destination continues to grow and drives demand for hotel/serviced apartment accommodation. Glasgow is widely regarded as one of the worlds leading festival and events hosts and is also a UNESCO World City of Music destination. The SEC (Scottish Events Company) is one of the worlds busiest events venues and attributes some £309m to the Scottish economy, and £457m to the Glasgow economy highlighting the benefits to businesses within the city.

The property is located in the heart of Glasgow City Centre, occupying a prominent corner position on the western side of West George Street and West Nile Street, in close proximity to Buchanan Street. Buchanan Street provides access to the city's shopping and leisure amenities with excellent connectivity to public transport links such as Glasgow Queen Street and Central Station which are located a short distance away.

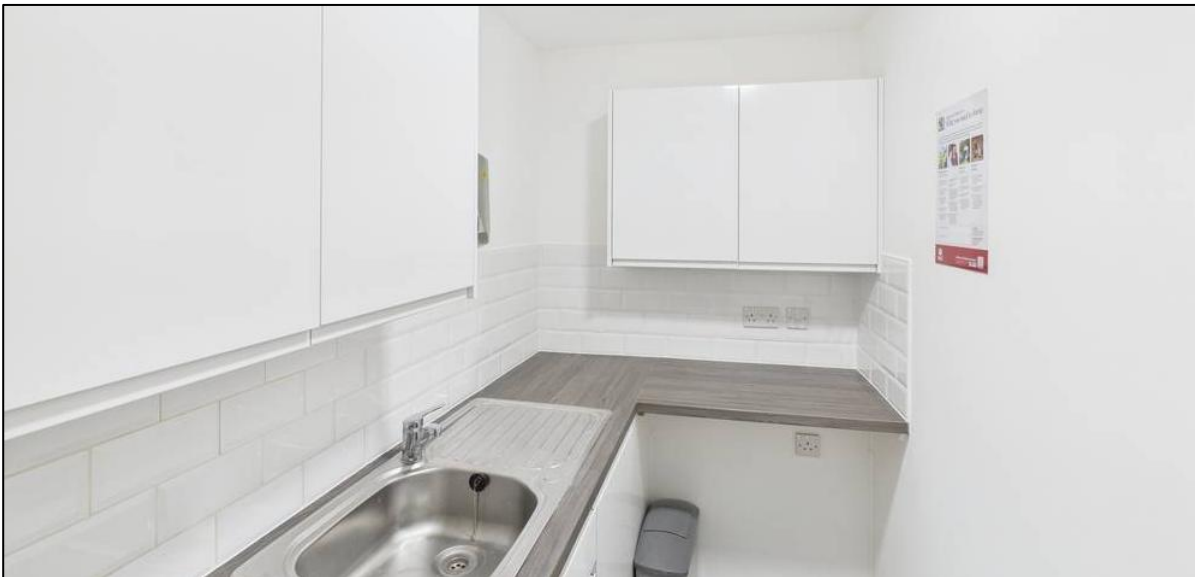


[CLICK HERE FOR LOCATION](#)



Description

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The subjects comprise a mixed-use commercial building arranged over basement, ground and six upper floors. Access to the upper floor accommodation is obtained by entering through a dual timber framed entrance door at ground floor level located adjacent to Nippon Kitchen on West George Street.

Internally, each floor consists of a large open plan office, benefitting from carpet covered flooring and a suspended ceiling with hanging LED light fittings incorporated throughout. Each floor also benefits from dedicated W/C facilities, kitchenette and shower room.

ACCOMMODATION

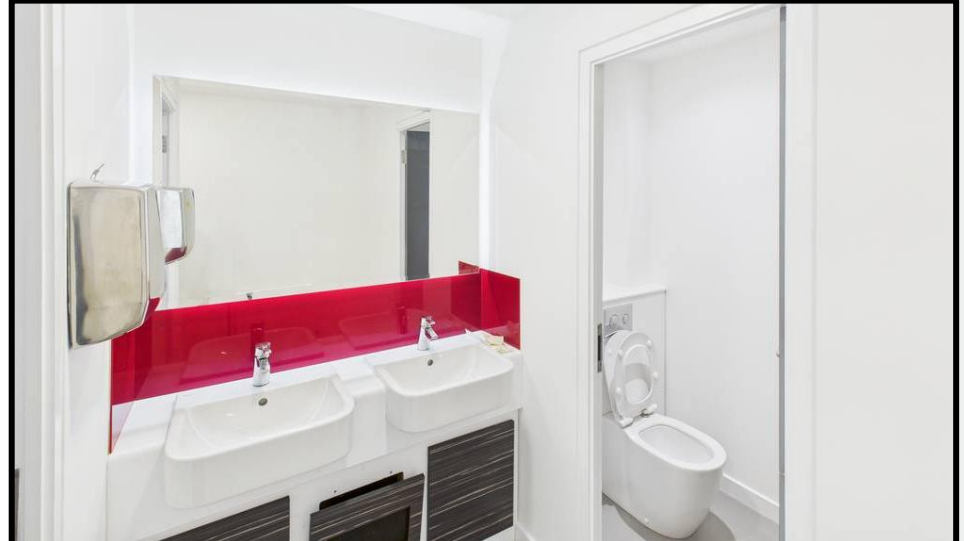
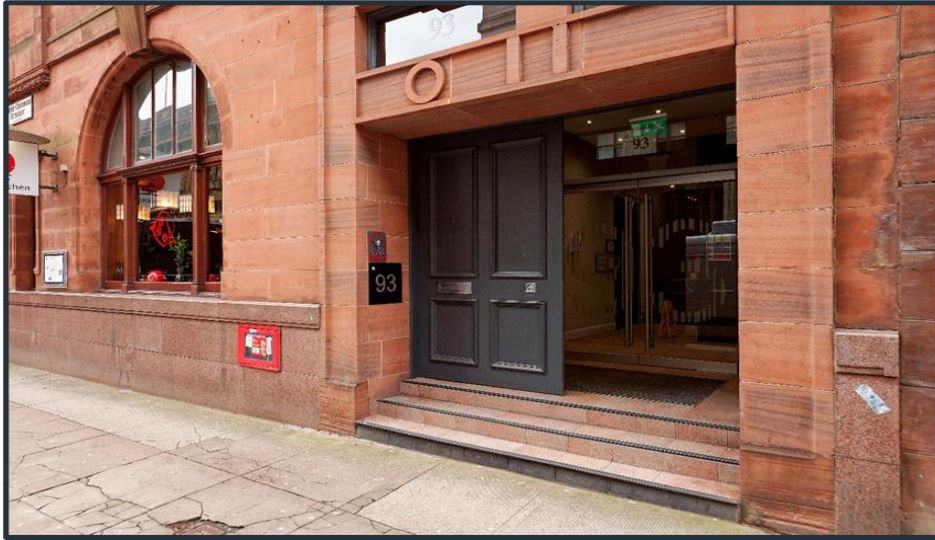
Description	Area (sqm)	Area (sq ft)	Rent/Comment
Four Floor Suite	211.48	2,274	£12.50 PSQFT
Sixth Floor Suite	183.76	1,978	£12.50 PSQFT

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Photos

91-93 WEST GEORGE STREET, GLASGOW, G2 1PB

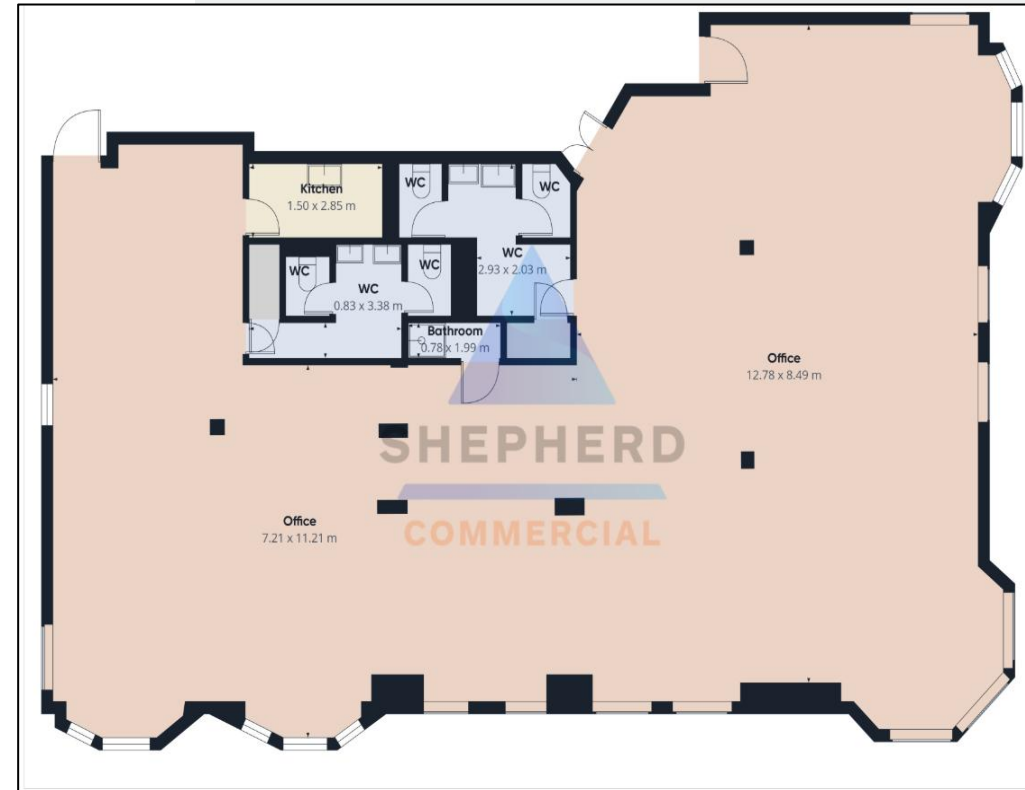




4th Floor



6th Floor





RENTAL

Upon Application

ALTERNATIVE USES

The subjects lend themselves well to alternative uses such as serviced apartments or student accommodation. Further information is available upon request.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

SERVICE CHARGE

Further information will be made available upon request.

RATEABLE VALUE

The subjects have multiple entries by the Scottish Assessors Association given their current divided use. Further details are available at:

[Scottish Assessor – Scottish Assessors Association website](#)

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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