

**OFFICE TO LET**

# "Capsule" at 140 West George Street

Glasgow, G2 2HG



## Key Highlights

- VRF air conditioning
- New cycle, shower and changing facilities
- Suspended metal tile ceiling
- Fully fitted "Capsule" space
- 1 x 10 person passenger lift
- DDA Compliant
- Fully electric building
- EPC A

5th Floor Cadworks  
41 West Campbell Street  
Glasgow, G2 6SE

**0141 248 7342**

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## DESCRIPTION

The Lower Ground floor at "Capsule" at 140 West George Street offers contemporary, fully fitted office space incorporating a dedicated meeting room and a kitchen facility within the demise.

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

## ACCOMMODATION

The Lower Ground floor accommodation offers:

FLOOR AREA	SQ FT	SQ M
Lower Ground	1,579	147
<b>TOTAL</b>	<b>1,579</b>	<b>35 6 11</b>

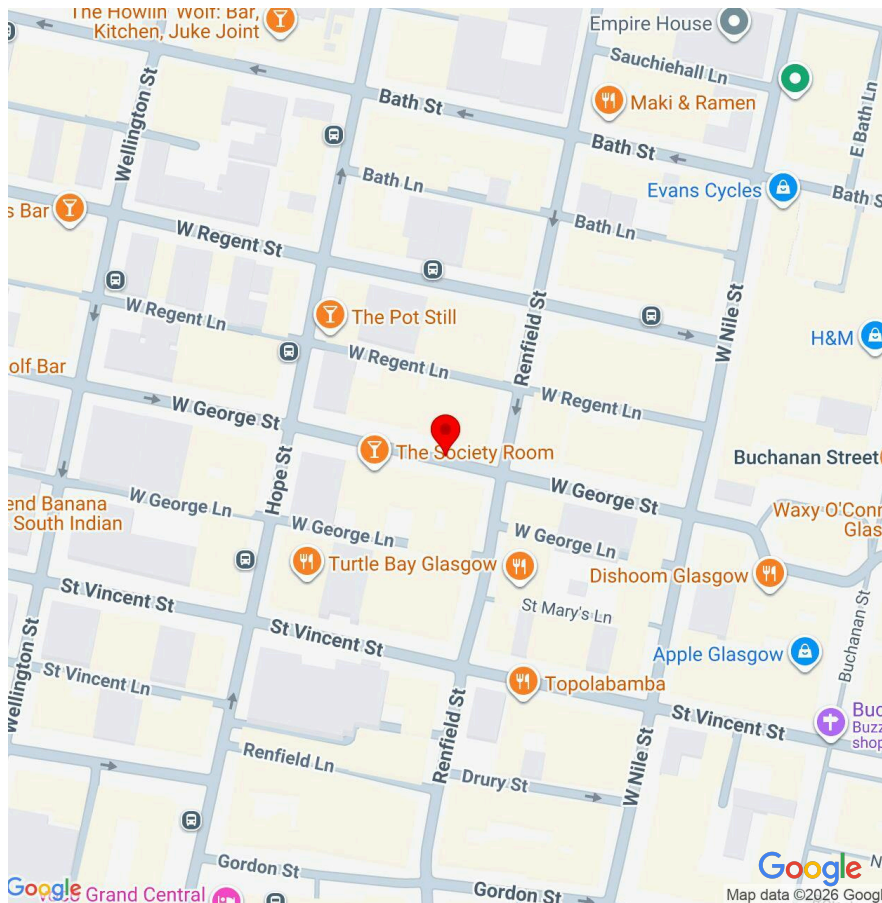
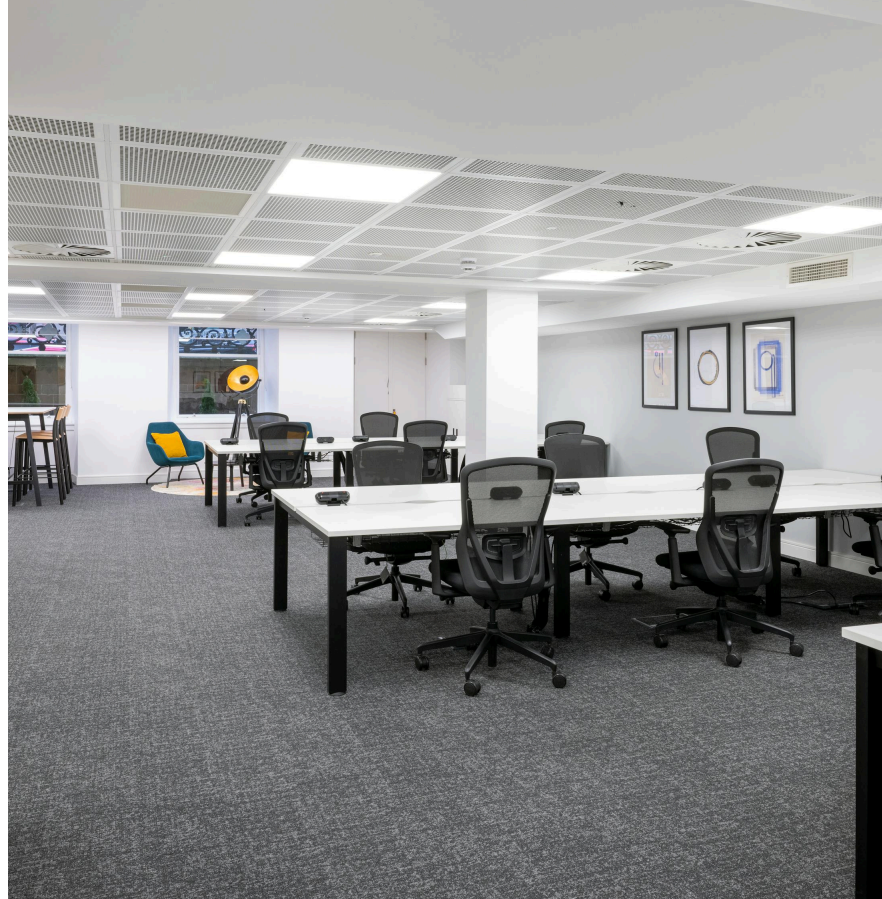
## LOCATION

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, Gleeds, Hilton and Beam Suntory.

## SPECIFICATIONS

- VRF Air Conditioning
- New cycle, shower and changing facilities
- Suspended metal tile ceiling
- 10 person passenger lift
- DDA compliant
- Fully electric building

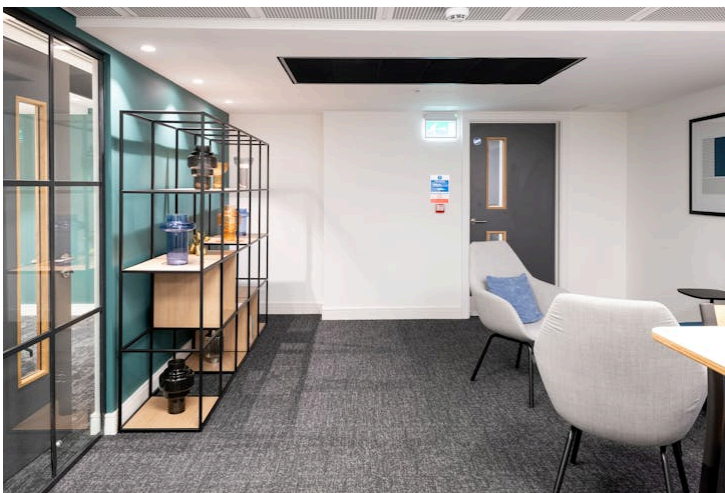
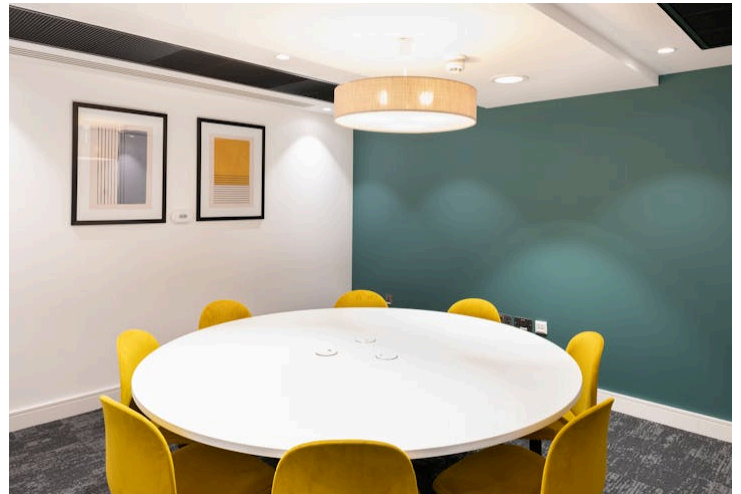
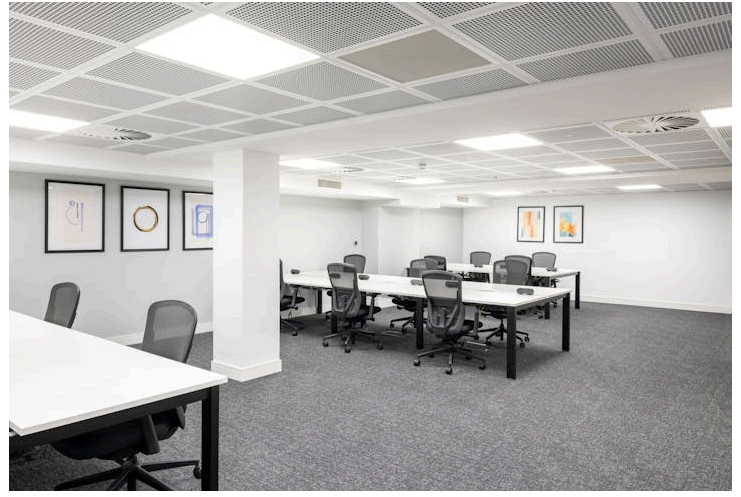
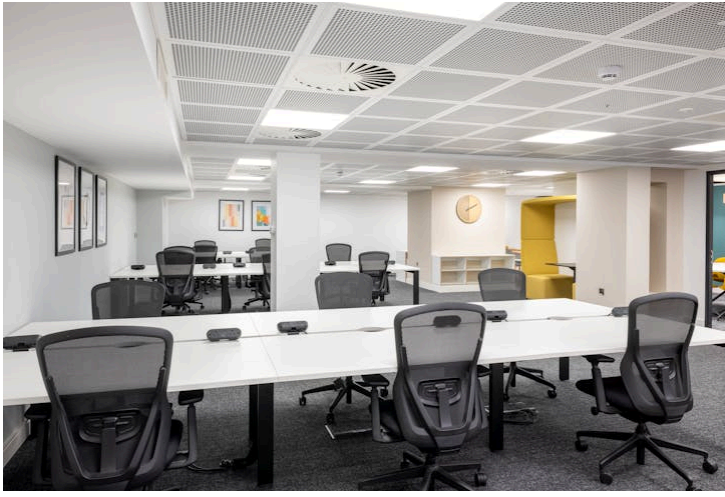


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## VIEWINGS

Strictly by appointment with Savills or our joint agent.

## LETTING INFORMATION

Date available: Now

## BUSINESS RATES

Rates Payable: £5.68 per sq ft  
Effective from 1 April 2026  
Service charge: £10.92 per sq ft  
Estate charge: n/a  
EPC: A

## EPC

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## CONTACTS

For further information please contact:

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i's having dots. The logo is set against a yellow rectangular background.