



93 West George Street, Glasgow, G2 1PB

Prime City Centre Position

- Grade B Listed
- Available from 1,978sq ft -
- 6,485sq ft
- Beautifully Presented
- Office / Serviced Apartment Potential
- Underground Parking
- Rent From £25,000per annum

LOCATION

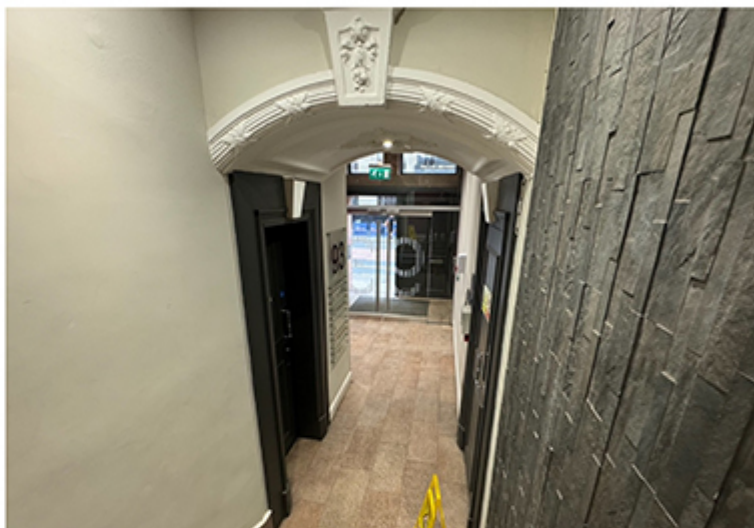
The property is situated on the south side of West George Street at its junction with West Nile Street within Glasgow City Centre. Glasgow Central & Queen Street Station's are a short walk from the property. Parking is available on street or in one of the multi-storey car parks close by at Buchanan Galleries or Mitchell Street.

PROPERTY

The property forms the 5 upper floors of a 7 storey commercial development of traditional sandstone construction surmounted by a pitched roof. The property is presented as a beautifully and ready to use office development however would be ideal for residential conversion.

Access is via a glazed controlled entrance door recessed behind heavy timber storm doors at West George Street leading to a tiled reception area. The property benefits from a passenger elevator to all floors. Currently, 2/5 floors are occupied with the vacant floors all being presented in good condition with L.E.D lighting, plastered and painted walls, individual power supplies, self contained kitchenette and w.c facilities.

Each floor benefits from excellent natural light with dual aspect overviews on West George Street and West Nile Street, with the upper floors benefitting from views to Merchant City and over the River Clyde.



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AREA

3rd Floor: 193.96sqm (2,088sq ft)

4th Floor: 212.09sqm (2,283sqm)

6th Floor: 183.76sqm (1,978sq ft)

Further space may be available from early 2025

NAV/RV

The floors have been entered onto the valuation roll with the following NAV/RV

3rd Floor: £28,500

4th Floor: £26,000

6th Floor: £28,000

RENT

The suites are available on a floor by floor basis from £25,000per annum

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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TSA Property Consultants

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General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.