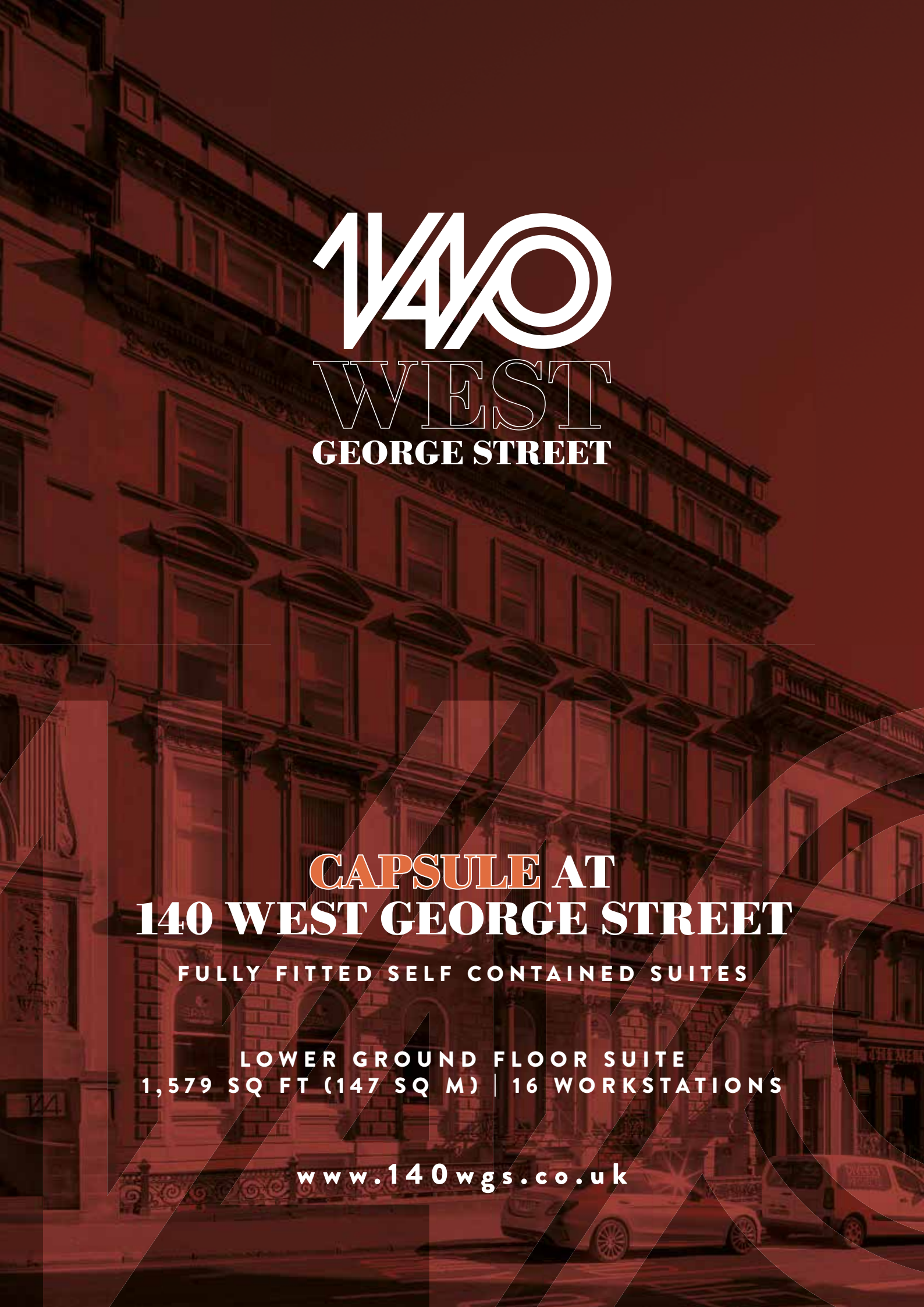




140

WEST GEORGE STREET

CAPSULE AT 140 WEST GEORGE STREET

FULLY FITTED SELF CONTAINED SUITES

LOWER GROUND FLOOR SUITE
1,579 SQ FT (147 SQ M) | 16 WORKSTATIONS

www.140wgs.co.uk

KEY HIGHLIGHTS

- Fully fitted 'Capsule' space
- Fully electric building
- VRF air conditioning
- 1 x 10 person passenger lift
- New contemporary toilet facilities on all floors
- New accessible shower and changing facilities, with lockers
- Cycle storage facilities
- 2 EV Chargers and car parking - lease option (2 spaces)
- Equality Act compliant
- EPC Rated A

CAPSULE - LOWER GROUND FLOOR SUITE

DESCRIPTION

Capsule – Lower Ground Floor Suite – offers contemporary, fully fitted office space incorporating 16 workstations, dedicated meeting room and kitchen facilities.

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

A fully Capsule Managed service is available, offering an all inclusive price – all you need to do is move in and focus on your business, as every aspect of your office is fully managed for you - enquire for more details.

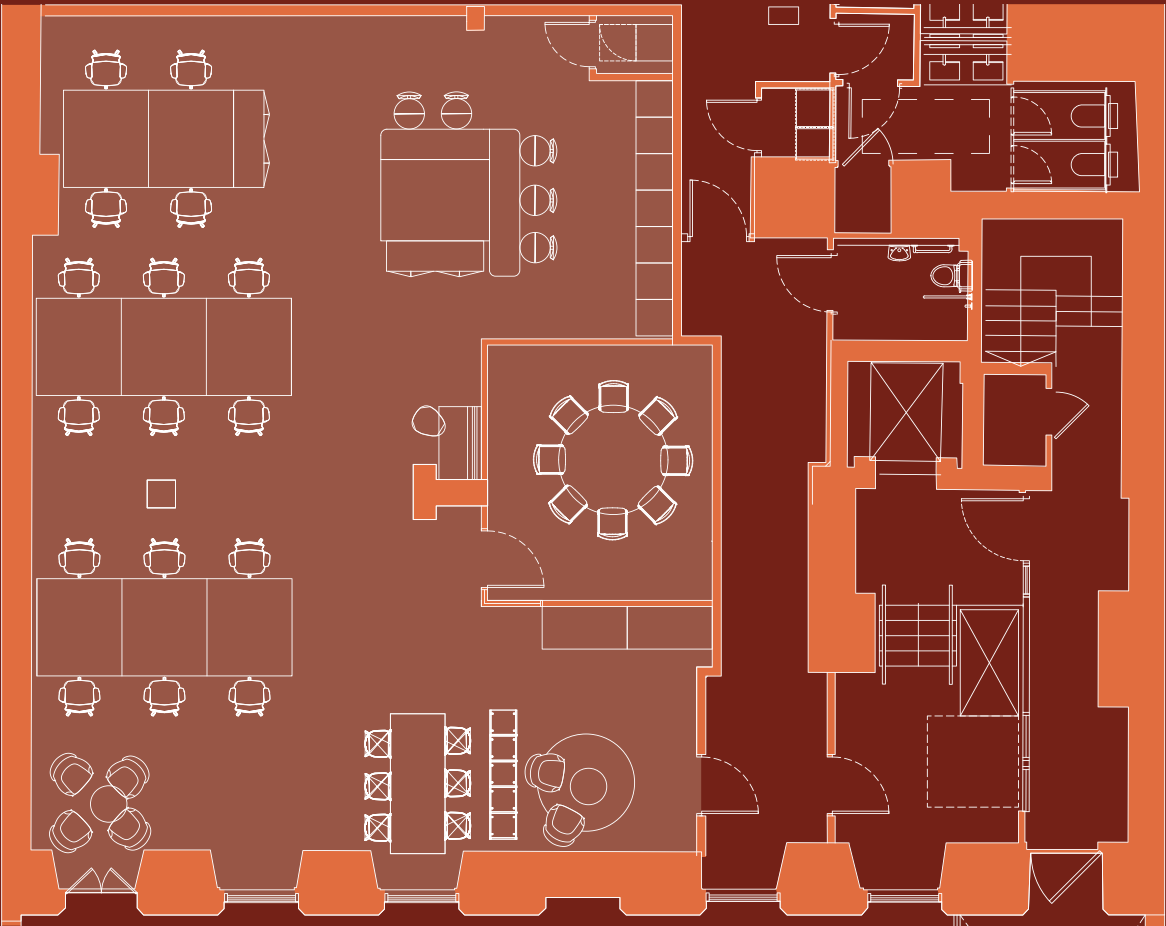


THE BUILDING

140 West George Street occupies a prominent position within Glasgow's historic commercial core. West George Street emerged in the 19th century as part of the city's westward expansion, becoming synonymous with Victorian prosperity, finance and professional services.

Today, the building sits at the heart of this established business district, moments from Central Station and surrounded by leading offices, retail and hospitality. It offers occupiers a prestigious address that combines Glasgow's architectural heritage with modern city-centre connectivity and convenience.





ACCOMMODATION

Name	sq ft	sq m	Rent	Rates Payable	Service Charge
Lower Ground	1,579	147	£35.00/sq ft	On application	On application

SPECIFICATION

- 16 Workstations
- 6 Additional flexible/agile stations
- Fully fitted kitchen facility
- Fully wired with power and IT connectivity
- Backbone WiFi infrastructure
- Dedicated meeting room
- Office storage included
- Integrated LED lighting
- VRF air-conditioning
- Secure video entry system



CAPSULE - LOWER GROUND FLOOR SUITE

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, Barnett Waddington, Beam Suntory, HP and Weightmans LLP.

140 West George Street, Glasgow G2 2HG
[What Three Words//Pull.inform.gets](https://www.whatthreewords.co.uk/pullinform/gets)



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