

CITY CENTRE OFFICE OPPORTUNITIES

- > PRIME CITY CENTRE OFFICE SUITES
- > SUITABLE FOR ALTERNATIVE USES SUCH AS SERVICED APARTMENTS SUBJECT TO PLANNING
- > FLOORS AVAILABLE FROM:- **1,973 SQ FT – 2,333 SQ FT**
- > EXCELLENT TRANSPORT LINKS
- > BENEFITS FROM CITY CENTRE AMENITIES
- > ATTRACTIVE RENT OF **£12.50 PER SQ FT**



TO LET

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

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LOCATION

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.

DESCRIPTION

The subjects comprise a mixed-use commercial building arranged over basement, ground and six upper floors.

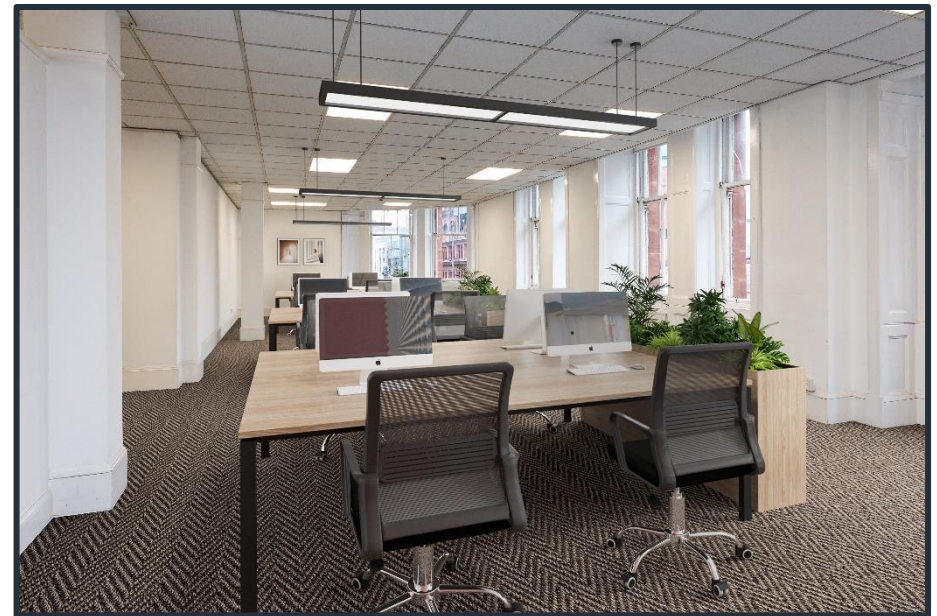
Access to the upper floor accommodation is obtained by entering through a dual timber framed entrance door at ground floor level located adjacent to Nippon Kitchen on West George Street.

Suites benefit from the following amenities:

- Suspended ceilings incorporating recessed lighting
- Carpet covered flooring with underfloor trunking
- Dedicated toilets on each floor
- Dedicated kitchenette on each floor



images are for indicative purposes only



ACCOMMODATION/RENT

The accommodation provides the following specification:

Description	Area (sqm)	Area (sq ft)	Rent/Comment
Second Floor Suite	LET	LET	Expiry Feb 2025
Third Floor Suite	207.46	2,233	£12.50 PSQFT
Four Floor Suite	211.48	2,274	£12.50 PSQFT
Fifth Floor Suite	LET	LET	Expiry October 2025
Sixth Floor Suite	183.76	1,978	£12.50 PSQFT

The above areas, which have been calculated from on site measurements have been calculated on a Net Internal Area in line with the RICS Property Measurement Professional Statement (2nd Edition) and the RICS Code of Measuring Practice (6th Edition).

ALTERNATIVE USES

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

EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

PLANNING

We understand that the property has Class 4 (Business) planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

RATING

The subjects are currently entered in the current valuation roll at:

ADDRESS	RATEABLE VALUE
Office 2, 93 West George Street, Glasgow, G2 1PB	£28,500
Office 3, 93 West George Street, Glasgow, G2 1PB	£28,500
Office 4, 93 West George Street, Glasgow, G2 1PB	£26,500
Office 5, 93 West George Street, Glasgow, G2 1PB	£28,500
Office 6, 93 West George Street, Glasgow, G2 1PB	£28,000

The rate poundage for 2023/2024 is 49.8p to the pound.

Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

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.

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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

REVISED: MARCH 2024