



To Let

Part 4th Floor - c.7,300 sq ft

G1 Building
5 George Square
Glasgow
G2 1DY

- Prominently located on George Square, close to all key city centre transport links
- Open plan floorplate with high quality existing fit out
- Impressive triple height reception, offering an exceptional sense of arrival
- EPC B and 'Very Good' BREEAM rating
- Four secure car parking spaces

LOCATION

The G1 Building is prominently located on George Square in Glasgow's city centre and is less than a minute's walk away from the entrance to Queen Street train station.

The building also benefits from its proximity to Glasgow Central Station and the city's underground subway network, as well as the many bus routes covering the city centre.

The property is located within walking distance of the main shopping areas of Buchanan Street and Argyle Street, as well as having immediate access to the excellent bar, restaurant and hotels scene.

DESCRIPTION

The G1 Building was redeveloped behind the attractive listed sandstone façade and, in 2011, won the 'Best Commercial Workplace in Scotland' award from the British Council for Offices.

The building is crowned with a stunning steel and glass roof and a dramatic triple height entrance hall leads to spacious, modern and high quality office space flooded with natural light. The property also benefits from:

- Triple height reception finished to an excellent standard, offering an exceptional sense of arrival
- Large & virtually column free floorplates
- Six 17 person passenger lifts
- Secure entry, with a barrier system in place
- Generous levels of secure underground car parking
- EPC B
- 'Very Good' BREEAM rating
- Excellent onsite amenities

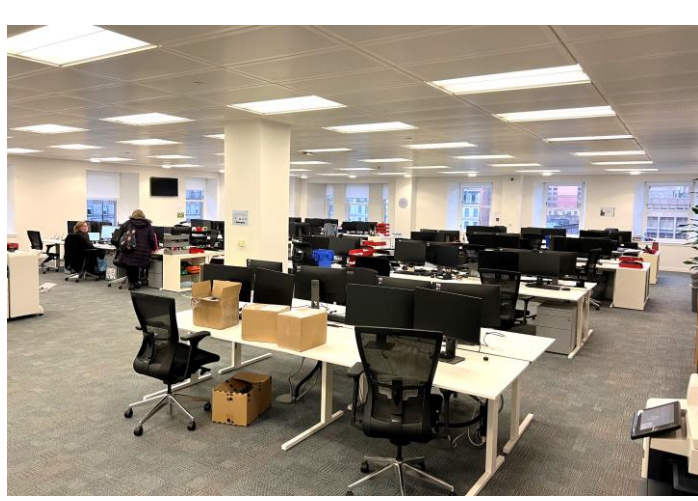
ACCOMMODATION

The available office space comprises the part 4th floor, extending to c.7,300 sq ft.

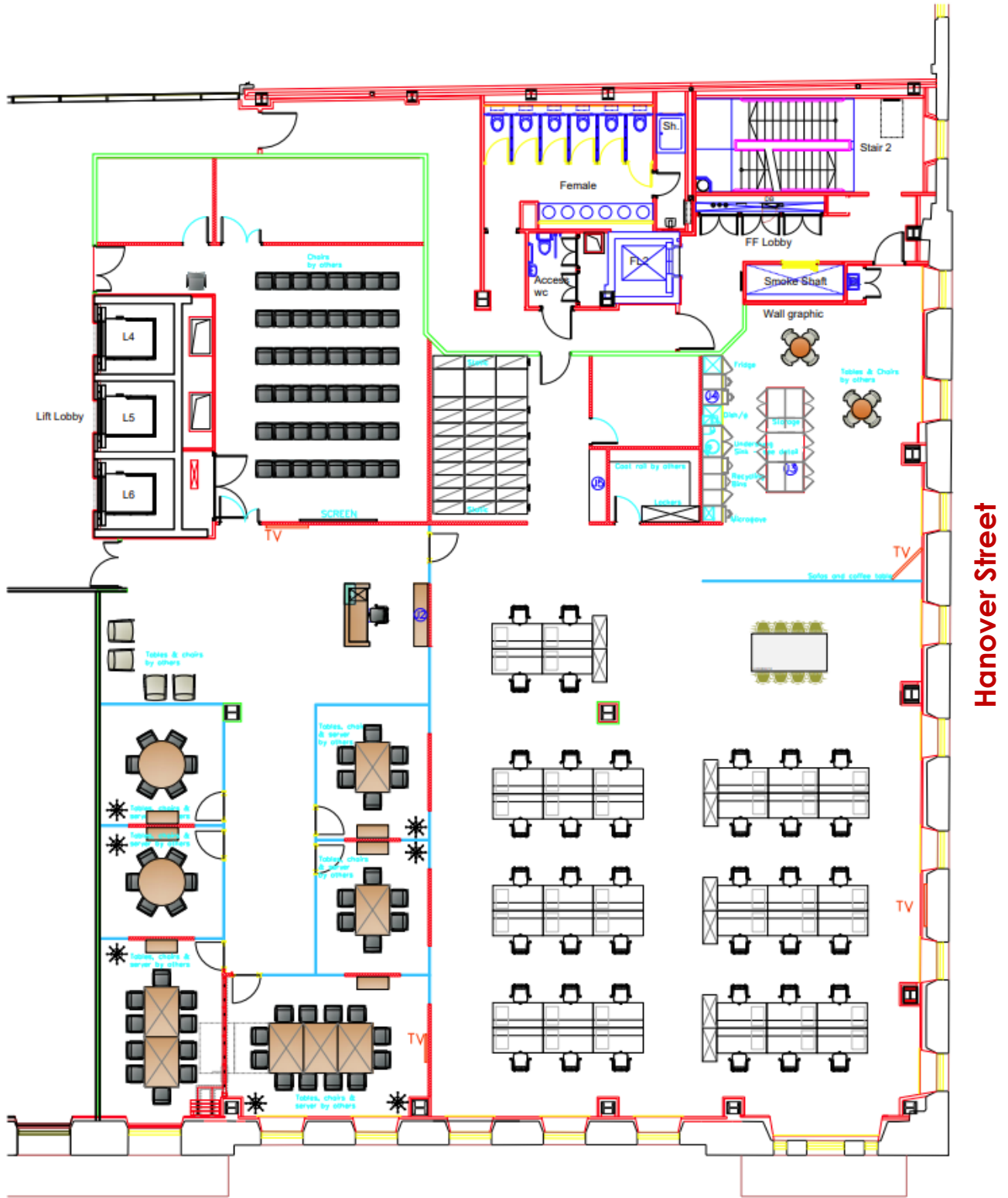
The open plan suite benefits from a high quality existing fit out, which includes meeting rooms, breakout space, a large kitchen, storage, presentation suite and WCs.

The general specification includes:

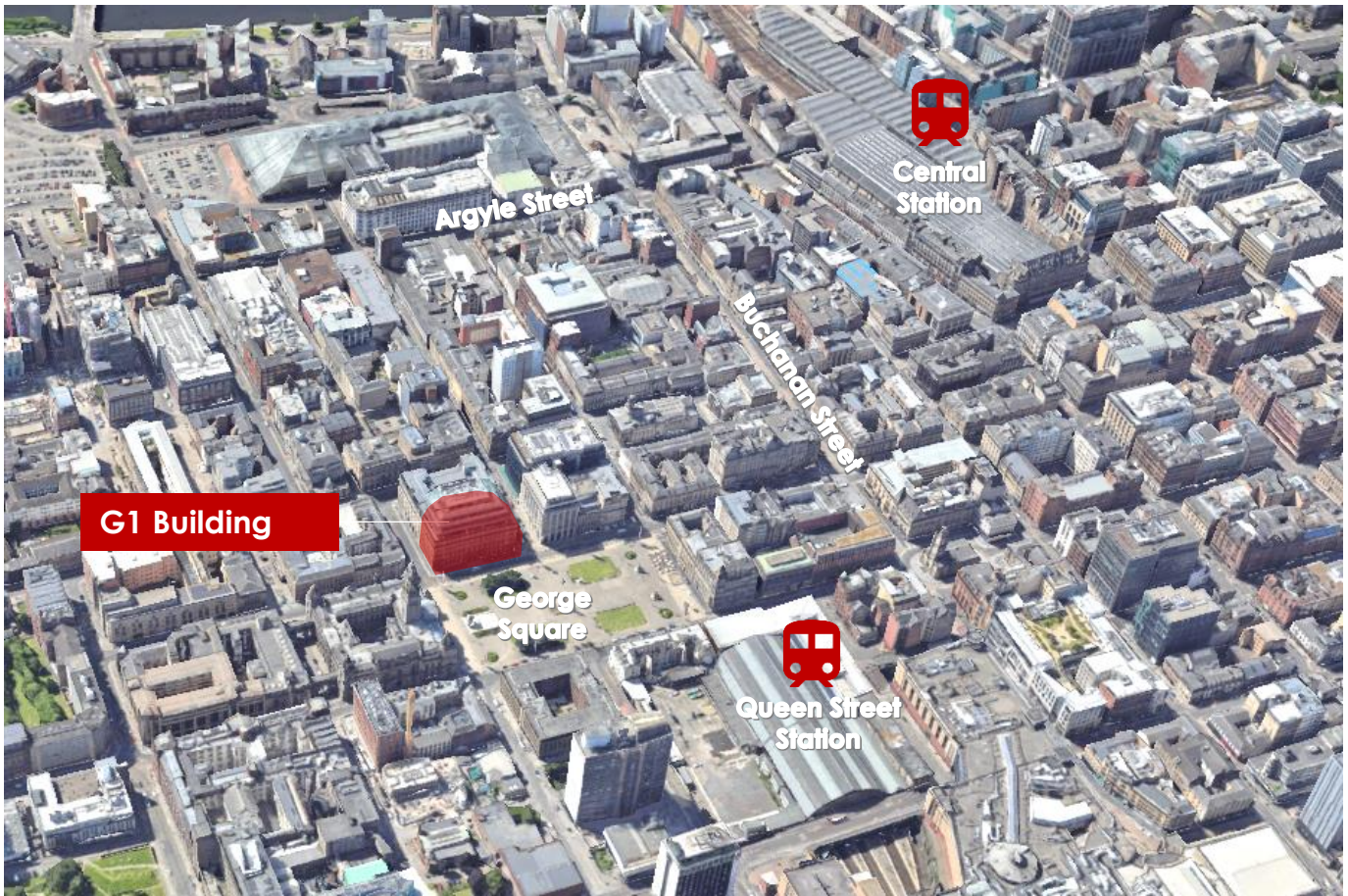
- Raised access floor
- Cabling throughout
- 2.85m clear floor to ceiling height
- Four pipe fan coil air conditioning system with full BMS control



FLOORPLAN:



George Square



LEASE TERMS

The current lease expires on 31st March 2032, with a tenant only break option on 1st April 2027. Our client is looking to sub lease to the break date, or can assign the lease to a suitable assignee to expiry.

RENT

Quoting rent is available on application.

VAT

VAT will be charged on rent and service charge at the prevailing rate.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

It is understood that the available 4th floor suite has a rateable value of £170,000 and we advise interested parties to satisfy themselves on their rates payable.

SERVICE CHARGE

A service charge is applicable. Details are available on request.

ENTRY

Negotiable.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser or ingoing tenant responsible for the payment of registration dues and any LBTT as standard.

EPC

The property has an EPC rating of B.

VIEWING & FURTHER INFORMATION



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