

TO LET : QUALITY OFFICES

# TURNBERRY HOUSE

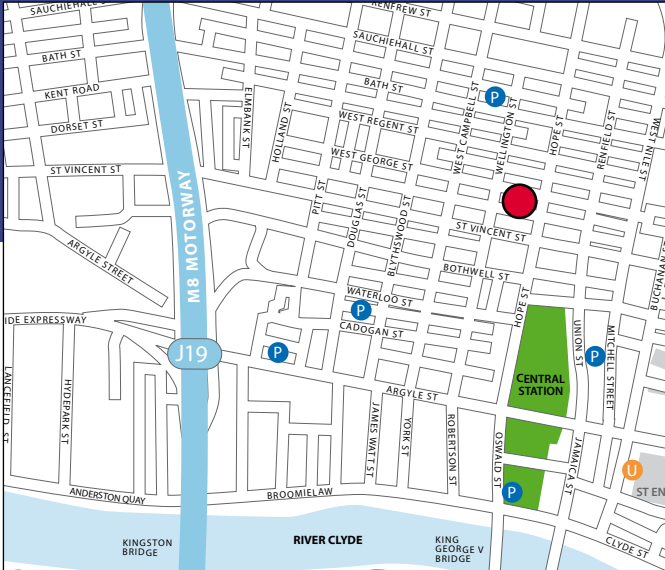
175 WEST GEORGE STREET  
GLASGOW G2 2LB

- > PRIME OFFICE ADDRESS
- > HIGH QUALITY OFFICE ACCOMMODATION
- > SUITES FROM 500 - 2,000 SQ FT (46.5 - 185.8 SQ M)
- > AVAILABLE ON FLEXIBLE LEASE TERMS



## LOCATION

Turnberry House occupies a prominent location at the junction of West George Street and Hope Street, within Glasgow's prime Central Business District. The building provides excellent access to major public transport hubs, with Central and Queen Street Train Stations located in under 5 minutes walk, as are the key bus routes along Hope Street and Renfield Street. The motorway network can be easily accessed via Junction 19 of the M8, providing links to a variety of destinations throughout Central Scotland and beyond.



## DESCRIPTION

The subjects comprise a traditional six storey office building, extensively redeveloped to provide suites of a variety of sizes. The incoming tenant will benefit from good quality, functional office space which will meet the requirements of modern office users.



## ACCOMMODATION

Turnberry House provides a range of suites from; 500 sq ft – 2,000 sq ft (46.5 – 185.8 sq m)

## MISREPRESENTATION ACT

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) 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, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of the Agents has any authority to make or give representation or warranty whatever in relation to this property. MARCH 2011.

## SPECIFICATION

The specification can be summarised as follows;

- > Central location
- > Raised access floor/perimeter trunking
- > Acoustic tiled suspended ceiling
- > Excellent natural daylight
- > Passenger lifts
- > Secure door entry system
- > Male, female and disabled toilet facilities on each floor
- > Kitchen area on each floor
- > Ability to retrofit comfort cooling
- > DDA compliant entrance from Hope Street



## TERMS

The suites are available on new flexible lease terms.

## RENTAL

Available on request.

## SERVICE CHARGE

Incoming tenants will be responsible for a proportion of the service charge.

## RATEABLE VALUE

Individual parties should contact Glasgow City Council Assessors Department.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

For viewings and further information please contact the joint letting agents.



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