



grait

241 WEST GEORGE STREET / GLASGOW / G2 4QE



# OUTSTANDING CONTEMPORARY WORKSPACE













Designed with business to the fore Graft embodies the highest standards, from cutting edge design and fit out to the latest technology.

Outstanding contemporary workspace that is fully fitted if required. Benefitting from a location in the heart of the city the building offers ease of access to the outstanding amenity that Glasgow city centre has to offer along with convenient access to all forms of public transport.



# WHAT YOU WILL ENJOY

Specification highlights include:

- |  |   |   |
|--|---|---|
|  Raised access floors                            |  Modern LED lighting         |  Air conditioning                                   |
|  EPC - B   |  Bicycle racks               |  Fully fitted modern open plan contemporary offices |
|  Male / female and accessible WC's on each floor |  Secure basement car parking |  24 hour access                                     |
|  Basement showers                                |  Secure Door Entry System    |  High speed fibre connection                        |





# ACCOMMODATION

**4,391 sq ft – 8,922 sq ft,  
accommodating  
46 – 100 workstations  
available 1<sup>st</sup> quarter 2024.**

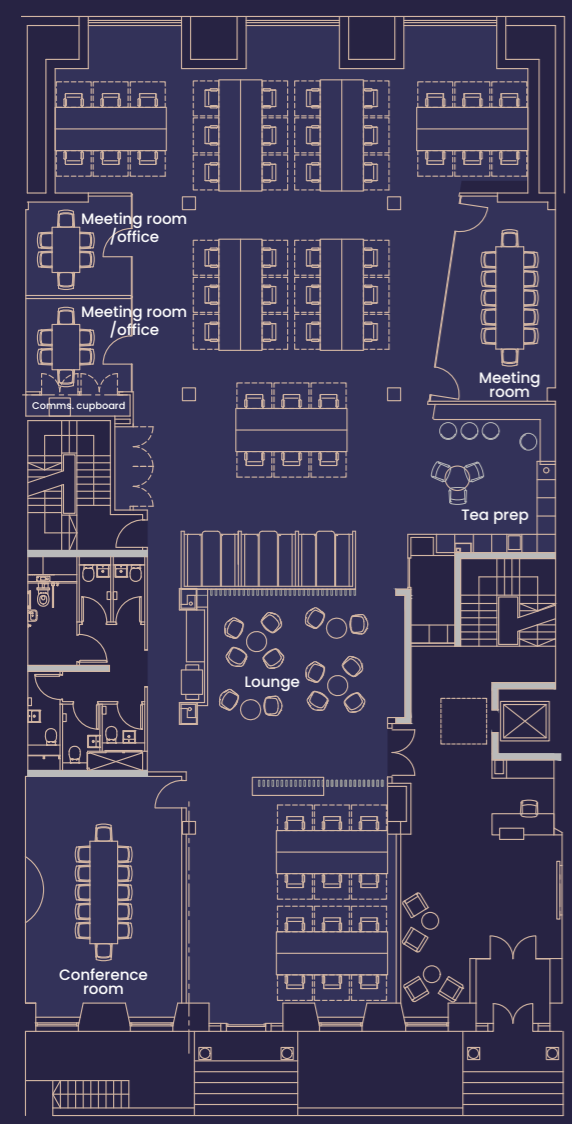
Available individually or combined, both floors have been fitted out to the highest standard and each suite is available fully fitted (including individual desk wiring).

The space comprises both open plan works areas and individual offices/meeting rooms and features self contained kitchen, toilets and break out areas perfect for collaboration, relaxation and informal gatherings.

## FLOOR PLANS

### GROUND FLOOR

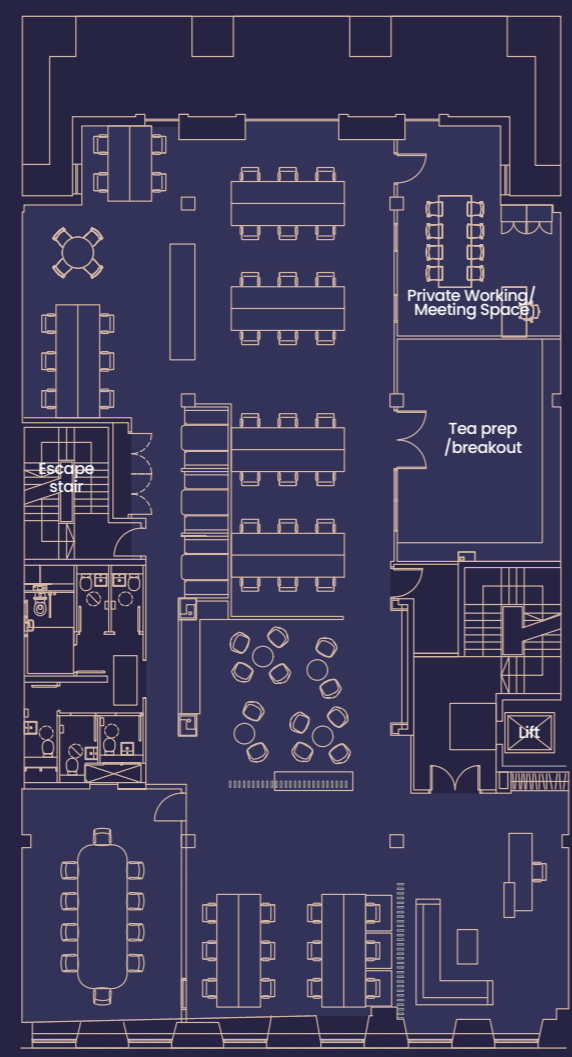
**4,531 sq ft**  
46 workstations  
4 private offices/meeting rooms



West George Street

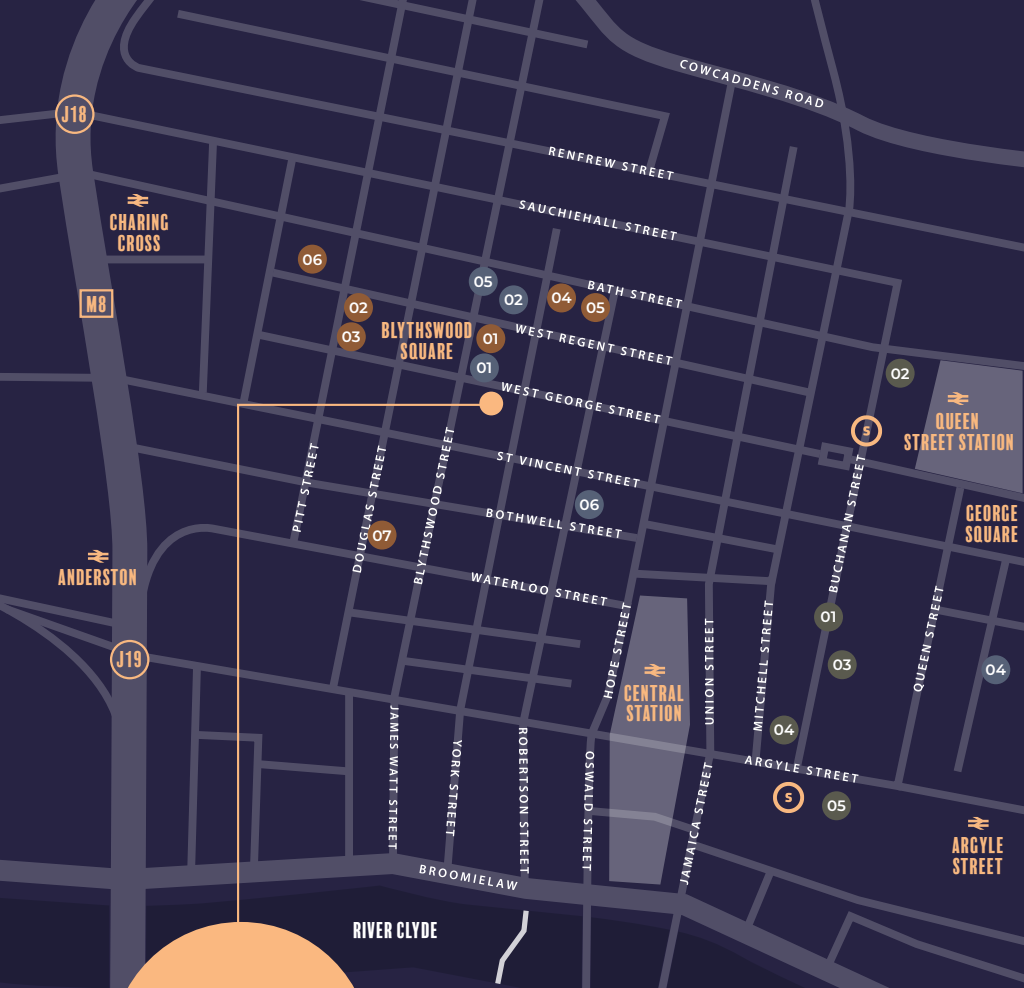
### FIRST FLOOR

**4,391 sq ft**  
54 workstations  
2 private offices/meeting rooms



West George Street





- 01 Kimpton  
Blythswood Square
- 02 Dakota
- 03 Malmaison
- 04 Hampton by Hilton
- 05 Abode
- 06 Ibis Hotel
- 07 Ibis Styles








- 01 Bo & Birdy
- 02 Brian Maule at Chardon d'Or
- 03 Gamba
- 04 Paesano
- 05 Two Fat Ladies
- 06 Bavaria Brauhaus



- 01 Buchanan Street
- 02 Buchanan Galleries
- 03 Princes Square
- 04 House of Fraser
- 05 St Enoch Centre



## WALKING TIMES

	Central Station	6 mins
	Queen Street Station	8 mins
	Buchanan Street Subway	6 mins
	Nearest Taxi Rank	3 mins
	Nearest Airport Bus Stop	4 mins

## DRIVE TIMES

	Glasgow Airport	15 mins
	Finnieston	5 mins

## VIEWING AND FURTHER INFORMATION

For further information please contact:

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