



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE  
SAUCHIEHALL STREET  
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15 NORTH CLAREMONT STREET, GLASGOW, G3 7NR  
FIRST FLOOR OFFICE AVAILABLE  
300 SQ FEET  
£550 PER MONTH



#### **Overview**

The office is located within an office suite on the first floor of a three storey end terraced sandstone building. The office is well maintained and is carpeted throughout.

#### **Location**

The property is located on the west side of North Claremont Street in the Park Area of Glasgow. The building is conveniently situated approximately 1 mile to the north west of Glasgow City Centre.

The location benefits from a good availability of on street metered car parking and lies in close proximity to Junction 18 of the M8 motorway which affords access to the Central Scotland Motorway network. Public transport can be found via buses on Sauchiehall Street and by train from Charing Cross Station or Exhibition Centre Station which connects to Glasgow Queens Street and Central Station. For occupiers, staff and visiting clients there are hotels, restaurants and coffee bars within the vicinity.

<b>Description</b>	Room 3 measures approximately 300 sq.ft. and will include desks and chairs. There is a door entry system, shared kitchen area, separate male and female toilets and well maintained communal areas.
<b>Rent</b>	The rent is inclusive of electricity, and gas central heating, cleaning of common areas, and service charges. Prices are exclusive of VAT. Landlord does not currently intend to register the property for VAT.
<b>Rates</b>	The rateable value based on the 2017 valuation is £2,900. Small businesses benefit from 100% relief for 2017-18 so no rates would be payable. Otherwise the uniform business rate of £0.484 applies for 2016-17.
<b>Service Charges</b>	Service charge is included within the rent and covers: <ul style="list-style-type: none"> <li>• electricity and heating of the office and common areas;</li> <li>• cleaning of common areas;</li> <li>• repairs and maintenance of communal internal and external areas</li> <li>• landlords building insurance</li> </ul>
<b>Lease Terms</b>	Internal repairing and insuring lease for a period to be agreed.  Tenants are responsible for rates, water rates, and for telephone and internet access.
<b>Car Parking</b>	Optional car parking spaces are available.
<b>EPC</b>	The property has an EPC rating of F.

(i) The particulars are set out as a general outline only for the guidance of intending lessees or purchasers, and do not constitute, nor constitute part of or, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants or purchasers 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 and are advised to do so; (iii) no person in the employment of Douglas Dickson Property Management Ltd has any authority to give representation or warranty whatever in relation to this property; (iv) all rents, prices and premiums quoted are exclusive of VAT at current rate.