



DOUGLAS DICKSON
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE,
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27 WOODSIDE PLACE, FIRST FLOOR
913 SQ FEET
£990 PER MONTH



Overview

The office suite consists of 3 rooms accessed off a common hallway on the 1st Floor of a traditional three storey and basement Georgian townhouse converted to office use over-looking the gardens.

Location

The office is located at the West end of Woodside Place close to its junction with Elderslie Street in Glasgow's Park Area. This is an established office location popular with professional firms, consultants and small businesses.

Direct access to the M8 motorway and City Centre is available via Sauchiehall Street. Glasgow Airport is only fifteen minutes drive away.

Description

The office suite consists of 3 rooms accessed of a common hallway on the 1st Floor of a traditional three storey and basement Georgian townhouse converted to office use over-looking the gardens.

Internally the subjects are in good decorative order including wood flooring, with tea preparation facilities and toilets on each floor. There is a door controlled entry system. The room sizes are:

Front large room	- 390 sq ft
Front small room	- 220 sq ft
Back room	- 303 sq ft

Rent	Annual rent of £11,880 p.a. or £990 per month
Rates	The rateable value based on the 2017 valuation is £11,300. Small businesses benefit from 100% relief for 2018-19 so no rates would be payable.
Service Charges	Fixed annual charge of £3,540 p.a. or £295 per month. Service Charges are subject to VAT The service charges cover: <ul style="list-style-type: none"> - Cleaning Common Areas and shared toilets - Lighting, heating costs of common hall - Landlords – fire insurance for building - All repairs to common areas internal and external (you are responsible only for repairs and maintenance decoration and carpeting within the actual office).
Lease Terms	Internal repairing and insuring lease for a period to be agreed.
Electricity	The office has its own meter and tenant will be responsible for electricity.
Car Parking	Optional car park space is available at £750 p.a. Metered on street and off street parking facilities are available.
VAT	All rents, premiums and other charges are quoted exclusive of VAT. Premises are not subject to VAT. Service Charges are subject to VAT
Entry	On completion of legal formalities
Payment	Payment of the first months rent and common charges plus a Security Deposit of £1,000.00 is due on entry in respect of the office. Thereafter the rent and common charges are to be paid monthly by standing order.

(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.