



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE,  
SAUCHIEHALL STREET  
GLASGOW G3 7RH  
TEL: 0141 221 1827  
INFO@DOUGLASDICKSON.CO.UK

27 WOODSIDE PLACE, FIRST FLOOR UNIT 1A  
220 SQ FEET  
£285 PER MONTH



### Overview

The office is a large room comprising 220 sq ft on the 1<sup>st</sup> 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 is a large room comprising 220 sq ft on the 1<sup>st</sup> Floor of a traditional three storey and basement Georgian townhouse converted to office use over-looking the gardens. The office is ideal for 1 to 2 people.

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.

<b>Rent</b>	Annual rent of £3,420 p.a. or £285 per month
<b>Rates</b>	The rateable value based on the 2017 valuation is £2,600. Small businesses benefit from 100% relief for 2017-18 so no rates would be payable.
<b>Service Charges</b>	Fixed annual charge of £1,440 p.a. or £120 per month. Service Charges are subject to VAT  The service charges cover: <ul style="list-style-type: none"><li>- Cleaning Common Areas and shared toilets</li><li>- Lighting, heating costs of common hall</li><li>- Landlords – fire insurance for building</li><li>- All repairs to common areas internal and external (you are responsible only for repairs and maintenance decoration and carpeting within the actual office).</li></ul>
<b>Lease Terms</b>	Internal repairing and insuring lease for a period to be agreed.
<b>Electricity</b>	The office will be responsible for 25% share of the electricity of the 1 <sup>st</sup> floor as the 1 <sup>st</sup> floor is on one supply.
<b>Car Parking</b>	Optional car park space is available at £750 p.a. Metered on street and off street parking facilities are available.
<b>VAT</b>	All rents, premiums and other charges are quoted exclusive of VAT. Premises are not subject to VAT. Service Charges are subject to VAT
<b>Entry</b>	On completion of legal formalities
<b>Payment</b>	Payment of the first months rent and common charges plus a Security Deposit of £350.00 is due on entry in respect of the office.  Thereafter the rent and common charges are to be paid monthly by Bankers 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.