



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE,  
SAUCHIEHALL STREET  
GLASGOW G3 7RH  
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27 WOODSIDE PLACE, GLASGOW, G3 7QL, 1/2 1ST FLOOR  
303 SQ FEET  
£325 PER MONTH



Overview	The office is a large room on the 1 <sup>st</sup> Floor of a traditional three storey and basement Georgian townhouse converted to office use.
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 many of Glasgow's leading professional firms. 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 of 303 sq feet, on the 1 <sup>st</sup> Floor of a traditional three storey and basement Georgian townhouse converted to office use south facing, over-looking the rear of the property. There is a door entry system, tea preparation area and the common areas are well maintained.
Rent	Annual rent of £3,900 p.a. or £315 per month
Car Parking	Optional car parking space is available at £750 p.a. Metered on street and off street parking facilities are available.

Rates	The rateable value based on the 2017 valuation is £4,100. Small businesses benefit from 100% relief in 2017-18 so no rates would be currently payable.
Service Charges	Fixed annual charge of £1560 p.a. or £135 per month.  The service charges cover:  - 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.
Legal Costs	Each party shall bear their own legal costs.
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 month's rent and service charges plus a Security Deposit of £750.00 is due on entry in respect of the office. Thereafter the rent and common charges are to be paid monthly by bankers order.
Viewing	By appointment with the sole agents: Douglas Dickson (Property Management) Ltd 3 Fitzroy Place Glasgow G3 7RH 0141-221-1827

(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