



DOUGLAS DICKSON
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE
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OFFICE TO LET
THIRD FLOOR OFFICE - 1,220 SQ FT
7 WATER ROW, GLASGOW, G51 3UW



Location The property is situated in the heart of Govan at Govan Cross on the west side of Water Row a short distance from Govan Road. On the south side of the River Clyde, overlooking the Riverside museum, Govan is a vibrant community with a mix of businesses and shops. Famous for its ship building heritage, it is situated approximately 4 miles to the west of Glasgow City Centre.

The location benefits from a good availability of on street car parking and a nearby metered car park. It is a short walk from Govan underground station and is serviced by good bus links. It lies in close proximity to the M8 motorway which affords access to the Central Scotland Motorway network. Nearby occupiers include Bank of Scotland, Water Row Dental Practice, and Govan Cross Shopping Centre.

Description The office space comprises a self contained 3rd floor office suite forming part of an impressive five storey red sandstone building. The suite consists of 4 rooms with ancillary kitchen, toilet and store.

There is a door entry system and burglar alarm.

Floor area The net internal floor area is approximately 1,220 sq ft (113.38 sq m).

The rooms are approximately:

- Large room: 498 sq ft
- Middle room: 276 sq ft
- Left front room: 243 sq ft
- Left rear room: 132 sq ft

Rent Annual rent of £8,000 p.a.

Rates The rateable value on the 2017 valuation roll is £5,200p.a. Small businesses benefit from 100% relief for 2018-19 so no business rates would be payable.

Service Charge Tenant will be responsible for a share of common buildings insurance, common repairs, management fee etc.

Lease Terms Full 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.

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.