



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

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OFFICE TO LET  
GROUND FLOOR SMALL BACK OFFICE - 100 SQ FT  
27 WOODSIDE PLACE, GLASGOW, G3 7QL



**Location** The Park Area is an established office and residential location situated approximately 1 mile to the north west of Glasgow City Centre. 27 Woodside Place is located within a grade B historic period townhouse.

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 which connects to Glasgow Central Station. For occupiers, staff and visiting clients there are hotels, restaurants and coffee bars within the vicinity.

**Description** The office space comprises a total area of 100 sq ft on the ground floor of a Georgian townhouse. The office is ideal for one person and is accessed off a common hallway.

There is a door entry system, tea preparation area and the common areas are well maintained.

- Rent** The rent is £275 per month, inclusive of service charges.
- Car Parking** Optional Car Parking space is available at £750 p.a, £62.50 per month.
- Rates** The rateable value on the 2017 valuation roll is £1,200p.a. Small businesses benefit from 100% relief for 2018-19 so no business rates would be payable.
- Service Charges** The service charge included in the rent cover:
- Cleaning of common areas
  - All repairs to common areas internal and external (you are responsible only for repairs and maintenance decoration and carpeting within the actual office).
  - Lighting, heating costs of common hall
  - Landlords fire insurance for building
- Electricity** As the Ground floor is on a shared meter, the office is responsible for 11% of the electricity.
- 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 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.

**Viewing**

By appointment with the sole agents:  
Douglas Dickson (Property Management) Ltd  
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