



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

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4 SOMERSET PLACE, GLASGOW, G3 7JT  
FIRST FLOOR  
945 SQ FEET  
£985 PER MONTH



### **Overview**

The office space comprises a total area of 945 sq ft on the first floor of a Georgian townhouse. The suite consists of 3 rooms accessed of a common hallway.

### **Location**

The Park Area is an established office and residential location situated approximately 1 mile to the north west of Glasgow City Centre. 4 Somerset 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.

<b>Description</b>	<p>The office space comprises a total area of 945 sq ft on the first floor of a Georgian townhouse. The suite consists of 3 rooms accessed off a common hallway. The rooms comprise approximately:</p> <ul style="list-style-type: none"> <li>- Rear left office: 188 sq ft</li> <li>- Rear right office: 245 sq ft</li> <li>- Front office: 512 sq ft</li> </ul> <p>There is a door entry system, tea preparation area and well maintained common areas.</p>
<b>Rent</b>	Annual rent of £11,820 p.a. or £985 per month. Incentives are available.
<b>Rates</b>	The rateable value is £10,600p.a. The Uniform Business rate is £0.48 for 2018-19. As small businesses benefit from 100% relief for 2018-19 no rates would be payable.
<b>Service Charges</b>	<p>Fixed annual charge of £3,360 p.a. or £280 per month. The service charges cover:</p> <ul style="list-style-type: none"> <li>- Cleaning of common areas</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> <li>- Lighting, heating costs of common hall</li> <li>- Landlords fire insurance for building</li> </ul>
<b>Lease Terms</b>	Full repairing and insuring lease for a period to be agreed.
<b>Car Parking</b>	Two car parking spaces are available at £750 p.a. each
<b>Payment</b>	Payment of the first month's rent and common charges plus a Security Deposit of £950.00 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.