

13 FITZROY PLACE, GLASGOW, G3 7RW
GROUND, FLOOR
554 SQ FT



Overview

The office space comprises of the Ground floor of a 3 storey Georgian townhouse.

Location

The Park Area is an established office and residential location situated approximately 1 mile to the north west of Glasgow City Centre. 13 Fitzroy 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 nearby. It is a short walk to Argyle St and its bustling bars and quality restaurants in Finnieston.

Description

The office space comprises the ground floor of a Georgian townhouse. Offering flexible space across 2 rooms, it includes ornate cornicing and

decorative features. There is a tea prep area along with male and female toilets. Heating is provided by electric storage heaters. There is a door entry system and private parking for up to 3 spaces at the rear.

Ground Floor

The ground floor consists of 2 rooms accessed off a common hallway and a connecting door. The rooms comprise approximately:

- Front office: 343 sq ft
- Rear left office: 211 sq ft
- Total: 554 sq ft

Rent Ground floor: £750 per month, £9,000 p.a.

Rates The rateable value of the Ground floor is £7,300. Small business qualify for 100% rates exemption.

Service Charges There is a fixed monthly service charge of £230 per month.

The service charges cover:

- Cleaning of common areas
- All repairs to common internal and external areas (you are responsible only for repairs and maintenance, decoration and carpeting within the actual office).
- Lighting, heating costs of common hall
- Landlords building insurance

VAT There is no VAT on the rent. VAT is charged on the service charge

Lease Terms Internal repairing and insuring lease for a period to be agreed..

Car Parking Up to 3 car parking spaces are available at £900 p.a. each. The rateable value of the car parking space is £1,234. The uniform business rates multiplier is £0.498.

Payment Payment of the first month's rent and common charges plus a Security Deposit of £1,000 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.