



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

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27 WOODSIDE PLACE, G3 7QL  
1<sup>ST</sup> FLOOR OFFICE 1-1B, 390 SQ FT  
£495 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 over-looking the gardens.

**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 professional firms, consultants and small businesses.

Direct access to the M8 motorway and City Centre is available via Sauchiehall Street. Glasgow Airport is only fifteen minutes drive away.

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 the quality restaurants in Finnieston.

**Description** The office is a large room of 390 sq feet, on the 1<sup>st</sup> Floor of a traditional three storey and basement Georgian townhouse converted to office use over-looking the gardens. There is a door entry system, tea preparation area and the common areas are well maintained.

Rent	Annual rent of £5,940.00 p.a. or £495.00 per month
Car Parking	Optional car parking space is available at £840 p.a. Metered on street and off street parking facilities are available.
Rates	The rateable value based on the 2023 valuation is £4,600. Small businesses benefit from 100% relief so no rates would be payable.  The rateable value of the car parking space is £1,200 and rates would be payable on this.
Service Charges	Fixed annual charge of £2,160 p.a. or £180.00 per month plus VAT.  The service charges cover:  - Cleaning Common Areas and shared toilets - Lighting, heating costs of common hall - Landlords building insurance - All repairs to common areas internal and external (you are responsible only for repairs and maintenance decoration and carpeting within the actual office).
Electricity	The office will be responsible for a 42% share of the electricity of the 1 <sup>st</sup> floor.
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 standing 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