



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE,  
SAUCHIEHALL STREET  
GLASGOW G3 7RH  
TEL: 0141 221 1827  
INFO@DOUGLASDICKSON.CO.UK

27 WOODSIDE PLACE, GLASGOW, G3 7QL  
2ND FLOOR FRONT OFFICE 2-1  
580 SQ FT  
£595 PER MONTH



### Overview

The office space comprises a total area of 580 sq ft on the Second Floor of a Georgian townhouse. The suite consists of 3 rooms accessed off a common hallway.

### 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 the bustling bars and quality restaurants in Finnieston.

<b>Description</b>	<p>The office space comprises a total area of 580 sq ft on the Second Floor of a Georgian townhouse. The suite consists of 3 rooms accessed off a common hallway. The rooms are approximately:</p> <ul style="list-style-type: none"> <li>- Large office: 295 sq ft</li> <li>- Back office: 125sq ft</li> <li>- Middle office: 160 sq ft</li> </ul> <p>There is a door entry system, tea preparation area and the common areas are well maintained.</p>
<b>Rent</b>	Annual rent of £7,140 p.a. or £595.00 per month.
<b>Rates</b>	The rateable value based on the 2023 valuation is £6,000p.a. Small businesses benefit from 100% relief so no rates would be payable. The rateable value of each parking space is £1,200. Rates are payable on the car parking space at the Uniform Business rate of £0.498 for 2024-25.
<b>Service Charges</b>	<p>Fixed annual charge of £2,700.00 p.a. or £225.00 per month.</p> <p>The service charges cover:</p> <ul style="list-style-type: none"> <li>- Cleaning common areas and toilets</li> <li>- Lighting, heating costs of common hall</li> <li>- Landlords building insurance</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> </ul>
<b>Lease Terms</b>	Internal repairing and insuring lease for a period to be agreed.
<b>VAT</b>	There is no VAT on the rent. VAT is charged on the service charges.
<b>Car Parking</b>	There is an optional Car parking space available for £900 p.a. There is also metered on street and off-street parking.
<b>Entry</b>	On completion of legal formalities.
<b>Payment</b>	<p>Payment of the first months rent and common charges plus a Security Deposit of £1,200.00 is due on entry in respect of the office.</p> <p>Thereafter the rent and common charges are to be paid monthly by standing order.</p>

(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.