



DOUGLAS DICKSON
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE
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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 nearby. It is a short walk to Argyle St and the bustling bars and quality restaurants in Finnieston.

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 £330 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 £1,300p.a. Small businesses benefit from 100% relief for 2018-19 so no business 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 2023-24.

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 £400.00 is due on entry in respect of the office. Thereafter the rent and common charges are to be paid monthly by bankers 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.