



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

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15 NORTH CLAREMONT STREET, GLASGOW, G3 7NR  
FIRST FLOOR OFFICES AVAILABLE  
150 – 1,130 SQ FEET  
£300–£2,350 PER MONTH



### Overview

The office suite currently has 6 individual offices available, either individually or collectively, ranging in size from 150 to 316 sq ft. The rooms combined provide accommodation of 1,130 sq ft. The office suite is on the first floor of a three storey end terraced sandstone building. The offices are well maintained and are carpeted throughout.

### Location

The property is located on the west side of North Claremont Street in the Park Area of Glasgow. The building is conveniently situated approximately 1 mile to the north west of Glasgow City Centre.

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 or Exhibition Centre Station which connects to Glasgow Queens Street and Central Station. For occupiers, staff and visiting clients there are hotels, restaurants and coffee bars within the vicinity.

**Description** There are currently 6 rooms available, comprising of the following:

Room 1	316 sq ft	£650 per month
Room 2	116 sq ft	£250 per month
Room 3	300 sq ft	£600 per month
Room 4	90 sq ft	£200 per month
Room 5	153 sq ft	£350 per month
Room 6	148 sq ft	£300 per month

\*Rooms 2 and 4 must be rented with a second room.

\*Room 5 is only available with the entire suite, and includes a fitted wardrobe, bookcase and cupboard, superior desk and manager's chair.

Room 1 includes desks, chairs and filing cabinets.

There is a door entry system, shared kitchen area, separate male and female toilets and well maintained communal areas.

**Rent** The rent is inclusive of electricity, and gas central heating, cleaning of common areas, and service charges. Prices are exclusive of VAT. Landlord does not currently intend to register the property for VAT.

**Rates** The rateable value based on the 2017 valuation is: Room 1 £3,000, Room 2 £1,100, Room 3 £2,900, Room 4 £850, Room 5 £1,400 and Room 6 £1,400. Small businesses benefit from 100% relief for 2020-21 so no rates would be payable. Otherwise the uniform business rate of £0.498 applies for 2020-21.

**Service Charges** Service charge is included within the rent and covers:

- heating and lighting of the office and internal common areas;
- cleaning of the office and internal common areas;
- cleaning and lighting of the common stairwell;
- repairs and maintenance of internal communal areas;
- landlords building insurance

**Lease Terms** Minimum one year renewable lease.

Tenants are responsible for rates, water rates, and for telephone and internet access.

**Car Parking** Optional car parking spaces are available.

**EPC** The property has an EPC rating of F.

(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.