



DOUGLAS DICKSON
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE,
SAUCHIEHALL STREET
GLASGOW G3 7RH
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27 WOODSIDE PLACE, GLASGOW, G3 7QL, 1ST FLOOR OFFICE 1-2
303 SQ FT
£325 PER MONTH



- Overview** The office is a large room on the 1st Floor of a traditional three storey and basement Georgian townhouse converted to office use.
- 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 quality restaurants in Finnieston.
- Description** The office is a large room of 303 sq feet, on the 1st Floor of a traditional three storey and basement Georgian townhouse converted to office use south facing, over-looking the rear of the property. There is a door entry system, tea preparation area and the common areas are well maintained.

Rent	Annual rent of £3,900 p.a. or £325 per month
Car Parking	Optional car parking space is available at £750 p.a. Metered on street and off street parking facilities are available.
Rates	The rateable value based on the 2017 valuation is £4,100. Small businesses benefit from 100% relief so no rates would be currently payable.
Service Charges	Fixed annual charge of £1560 p.a. or £135 per month. The service charges cover: - Cleaning Common areas and shared toilets - Lighting, heating costs of common hall - Landlords building insurance for building - 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 33% share of the electricity of the 1 st 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 bankers order.
Viewing	By appointment with the sole agents: Douglas Dickson (Property Management) Ltd 3 Fitzroy Place Glasgow G3 7RH 0141-221-1827

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