



DOUGLAS DICKSON
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE,
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13 FITZROY PLACE, GLASGOW, G3 7RW
GROUND, LOWER GROUND AND FIRST FLOOR
544 TO 2,043 SQ FT



Overview

The office space comprises of three floors over first, ground and lower ground floors of a Georgian townhouse. The offices are offered by floor or combined. The total space ranges from 544 to 2,043 sq ft.

Location

The Park Area is an established office and residential location situated approximately 1 mile to the north west of Glasgow City Centre. 13 Fitzroy 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 its bustling bars and quality restaurants in Finnieston.

Description

The office space comprises the first, ground and lower ground floor of a Georgian townhouse. Offering flexible space with up to 10 rooms over 3 floors, it includes ornate cornicing and decorative features. There is a tea prep area on the ground floor along with male and female toilets. There is a further toilet and tea prep area on the lower ground floor. Heating is provided by electric storage heaters. There is a door entry system and private parking for up to 9 spaces at the rear.

Ground Floor

The ground floor consists of 2 rooms accessed off a common hallway and a connecting door. The rooms comprise approximately:

- Front office: 343 sq ft
- Rear left office: 211 sq ft
- Total: 544 sq ft

Lower Ground Floor

The lower ground floor consists of 4 rooms accessed off a common hallway. The front office has a connecting door to the smaller front office.

- Large front office 344 sq ft
- Small front office 62 sq ft
- Back office left 215 sq ft
- Back office right 68 sq ft
- Total 689 sq ft

First Floor

The first floor consists of 4 rooms accessed off the common hallway. The back office left has a tea prep area.

- Large front office 347 sq ft
- Small front office 104 sq ft
- Back office right 214 sq ft
- Back office left 145 sq ft
- Total 810 sq

Rent

- Ground floor: £650 per month
- Lower Ground floor: £700 per month
- First floor: £875 per month
- Car parking 6 spaces £375 per month
- All floors: £2,600 per month

Rates

The rateable value is:

- Ground floor: £7,300
- Lower Ground floor: £6,200
- First floor: £9,500
- 6 car parking spaces £6,000
- All floors: £29,000

The Uniform Business rate is £0.49 for 2021-22.

Service Charges There is a fixed monthly service charge of:

- Ground floor: £185 per month
- Lower Ground floor: £225 per month
- First floor: £265 per month
- All floors: £675 per month

The service charges cover:

- Cleaning of common areas
- All repairs to common internal and external areas (you are responsible only for repairs and maintenance, decoration and carpeting within the actual office).
- Lighting, heating costs of common hall
- Landlords building insurance

VAT There is no VAT on the rent. VAT is charged on the service charge

Lease Terms Internal repairing and insuring lease for a period to be agreed..

Car Parking Up to 6 car parking spaces are available at £750 p.a. each. If let to a single occupier, there is space for 9 cars.

Payment Payment of the first month's rent and common charges plus a Security Deposit of one month's rent is due on entry in respect of the office. Thereafter the rent and common charges are to be paid monthly by Standing 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.