

TO LET

allison

David Allison & Company  
Chartered Surveyors



HIGH QUALITY OFFICE SUITE

## 19 WOODSIDE PLACE, GLASGOW G3 7QL

- High Quality Offices within Grade A Listed Townhouse
- Prominent Location within established 'Park' Area
- Exclusive Car Parking for up to 3 cars
- Flexible Lease Terms

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## LOCATION

The property is located in the Park Area of Glasgow, to the north west of the City Centre, close to Charing Cross and the M8 interchange. The area predominantly comprises former Victorian Townhouses set in surrounding common garden areas and which house a mixture of residential and office uses.

The location is convenient for the City Centre, connections to the M8 and Clydeside Expressway, and excellent public transport facilities are all available closeby.

## DESCRIPTION

The subjects comprise the second floor suite of a traditional 'A' Listed Townhouse, forming part of the continuous terrace that has open outlook onto the common gardens. The building retains many original features but with contemporary adaptation providing well-appointed offices.

This suite comprises a total of four Private Offices, Kitchen and Toilet. There is in addition private car parking to the rear of the building with up to 3 spaces available with this suite.

## FLOOR AREA

We calculate the net internal floor area to be as follows:

AREA	SQ M	SQ FT
2nd Floor	77.15	830

## LEASE

The premises are available to lease on the standard tenants' fully repairing and insuring terms for a period of negotiable duration.

## RENT

£12,500 per annum exclusive.

## RATEABLE VALUE

Current Rateable Value (from 1 April 2023) is £8,400 subject to reassessment from 1 April 2026. Further details on application.

## EPC

An Energy Performance Certificate is available on application.

## LEGAL COSTS

Each party will be responsible for their own legal costs although the tenant will be liable for any LBTT arising together with the costs of obtaining extract copies of the lease.

## VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

Stephen McVey

David Allison & Co

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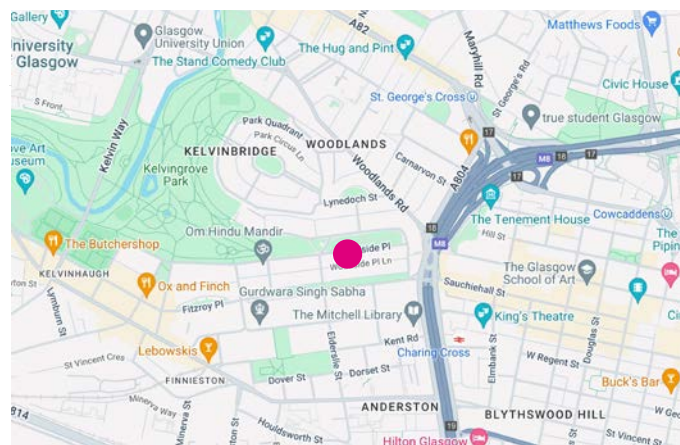
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