

TO LET

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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

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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/Consulting Rooms, 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

On Application.

RATEABLE VALUE

The current rating assessment in the Valuation Roll for each floor is as follows:

| FLOOR | RV |
|-----------|--------|
| 2nd Floor | £7,500 |

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.

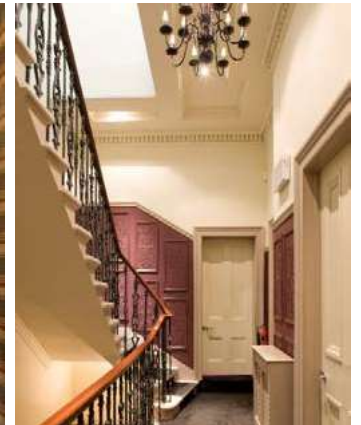
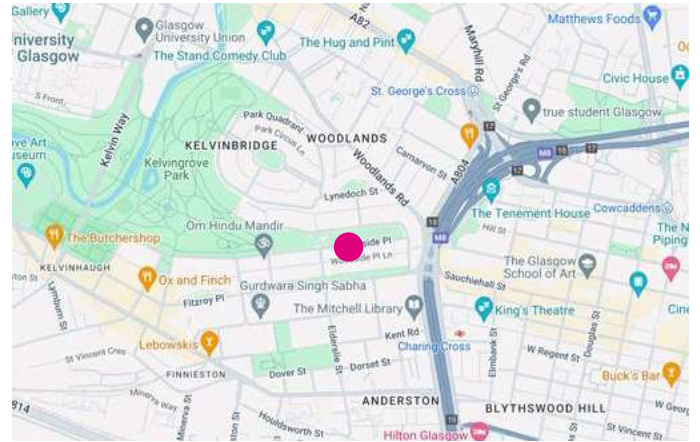
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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VIEWING/FURTHER INFORMATION

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