

10 FITZROY PLACE

Glasgow, G3 7RW

REDUCED
RENT



TO LET OFFICE PREMISES – ENTIRE TOWNHOUSE BUILDING

- Attractive mid terraced town house office premises.
- Located in desirable Kelvingrove/ Park Area of Glasgow.
- Arranged over ground, lower ground and first floor levels.
- Private car parking to the rear. – 4 spaces.
- Net internal area of 215.6 sq.m. (2,321sq.ft.) approx.
- New FRI lease available by agreement.
- Rental offers in excess of £26,000 per annum

DM HALL

CHARTERED SURVEYORS

Commercial Department

220 St. Vincent Street, Glasgow, G2 5SG

0141 332 8615

LOCATION

The subjects are on the south side of Fitzroy Place which runs parallel to Sauchiehall Street and is less than a mile to the west of Glasgow City Centre. The subjects are in the Kelvingrove/Park Area between it's junction with Kelvingrove Street to the west and Claremont Street to the east.

The premises are within a short walking distance of Charing Cross railway station and there is convenient access to the M8 at Charing Cross/Junction 17. The property is also close to the increasingly popular Finnieston area, with its wide array of bars and restaurants. The approximate location of the subjects is as shown on the attached plan.

DESCRIPTION

The property is arranged over lower ground, ground, and first floors within a traditional mid-terraced townhouse building, constructed of stone and brick with a pitched slated roof. Directly to the rear, accessed off Fitzroy Lane, is a car parking area. The car park can accommodate 6 vehicles

however the west most section (2 spaces) will be retained by our clients, leaving 4 spaces to be included in the subjects for lease.

Principal access to the property is via a cantilever stone stairway over the lower ground floor. An access is also afforded directly from the rear car park.

FLOOR AREAS

According to measurements taken on site, we estimate the net internal area of the property to be as follows:

Ground:
73.2sq.m (788sq.ft.)

Lower Ground:
63.8sq.m (687sq.f.t)

First:
78.6sq.m (846sq.f.t)

Total:
215.6sq.m (2,321sq.ft)





LEASE TERMS

Our clients are looking to lease the property on a new Full Repairing and Insuring lease for a minimum period of 5 years.

Rental offers in excess of £26,000 per annum are invited.

RATING ASSESSMENT

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £28,750. Please note that a new occupier has the right to appeal the current assessment.

ENERGY PERFORMANCE

A copy of the energy performance certificate can be made available on request.

VAT

The property is not elected for VAT and consequently VAT will not be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing is strictly by contacting:

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