



**ALLIED
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SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

Second Floor - 3 Park Gardens, Glasgow G3 7YE

- ✓ Second floor office suite with period features
- ✓ Part of a Category A Listed mid terraced building overlooking Kelvingrove Park
 - ✓ Well presented suite
 - ✓ 122.45 sq m (1,318 sq ft)

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LOCATION

The subjects are located within the historic Park Area at the heart of Glasgow's West End holding a central position on a terrace of prominent townhouses formed on the northern side of Park Gardens to the west of Clifton Street overlooking Kelvingrove Park. This location benefits from excellent transport links being in close proximity of Charing Cross where St. Georges Cross subway station, Charing Cross train station and junctions 17/18 of the M8 motorway are found, whilst also having access to the city centre to the east.

Given its central position, occupiers of the subjects will be able to benefit from a mix of amenities including countless cafes, bars restaurants and shops found within the surrounding areas of Woodlands, Finnieston and Kelvinbridge. Kelvingrove Park, Kelvingrove Art Gallery and Museum, the University of Glasgow and the Scottish Event Campus are all within walking distance. Good levels of metered car parking are found in the area with permits also available.

DESCRIPTION

The property comprises a well presented second floor office suite contained within a Category A Listed three storey and attic over lower ground floor mid-terraced townhouse built circa 1855 and accessed via wide cantilevered steps from the pavement concourse. The individual suite is accessed directly from the common stairwell thereafter.

ACCOMMODATION

The accommodation comprises two large main open plan interlinked offices at the front of the building with a further office and kitchen to the rear. Toilets are found within an adjunct to the rear of the building.

FLOOR AREA

We have calculated the Net Internal Area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) at 122.45 sq m (1,318 sq ft).

RENT

Our client is seeking an initial annual rent of £16,500.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £14,800 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound. Occupiers may be eligible for an element of rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate Rating is C.

OFFERS

In the normal Scottish form addressed to this office.

VAT

Not applicable.

COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

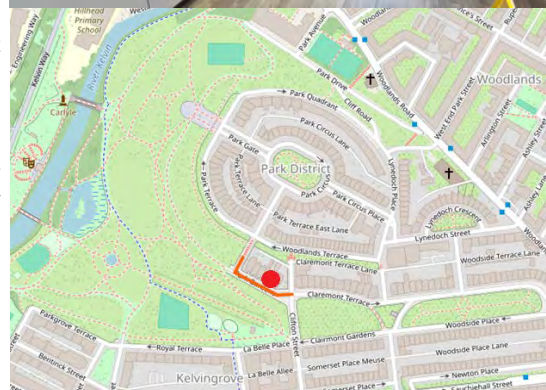
To be mutually agreed.

VIRTUAL WALKTHROUGH

Click Here for Virtual Walkthrough

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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