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SURVEYORS  
SCOTLAND

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## LICENCE AGREEMENT TO OCCUPY

Suite G4 – Herbert House, Herbert Street, Glasgow G20 6NB

- ✔ Bright double aspect ground floor office suite
  - ✔ Suitable for 2-4 people (326 sq ft)
  - ✔ All-inclusive Licence Fee
  - ✔ Shared atrium meeting space
- ✔ Excellent local amenities and public transport links

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



## LOCATION

The property is located in Kelvinbridge, a thriving area of Glasgow's West End. It lies to the rear of Landsdowne Crescent and only a short walk from Great Western Road where a fabulous selection of retailers, bars, restaurants and public transport links can be found. Kelvingrove Park and Kelvin Walkway are also within a 5/10 minute walk. The M8 is also within a two minute drive.

## DESCRIPTION

The property comprises a ground floor bright double aspect office suite accessed off a recently refurbished atrium providing a welcoming shared meeting space. Contemporary in style with a high ceiling and contained within a well maintained B Listed building, this suite offers an ideal office environment for a boutique business.

## FLOOR AREA

30.28 sq m (326 sq ft)

## EPC

This documentation can be provided on request.

## TERMS

This suite is available on an initial one year Licence Agreement. This all inclusive agreement is being offered at £800 per calendar month and will be fixed for the first two years if this extended commitment is given. Longer agreements are available, subject to agreement.

## VAT

VAT is applicable.

## DATE OF ENTRY

Immediate.

## 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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