

13 FITZROY PLACE, GLASGOW, G3 7RW
LOWER GROUND 689 SQ FT



Overview

The office space comprises 4 rooms on the lower ground floor of a Georgian townhouse totalling 689 sq ft.

Location

The Park Area is an established office and residential location situated approximately 1 mile to the north west of Glasgow City Centre. 13 Fitzroy Place is located within a grade B historic period townhouse. The location benefits from a good availability of on street metered car parking and lies in close proximity to Junction 18 of the M8 motorway which affords access to the Central Scotland Motorway network. Public transport can be found via buses on Sauchiehall Street and by train from Charing Cross Station which connects to Glasgow Central Station. For occupiers, staff and visiting clients there are hotels, restaurants and coffee bars nearby. It is a short walk to Argyle St and the bustling bars and quality restaurants of Finnieston.

Description

The office space comprises the lower ground floor of a Georgian townhouse. Offering flexible space with 4 rooms accessed off a common corridor. There

is a tea prep area along with male and female toilets. Heating is provided by electric storage heaters. There is a door entry system and private parking for 2 spaces at the rear.

Lower Ground Floor

The lower ground floor consists of 4 rooms accessed off a common hallway. The front office has a connecting door to the smaller front office.

- Large front office 344 sq ft
- Small front office 62 sq ft
- Back office left 215 sq ft
- Back office right 68 sq ft
- Total 689 sq ft

Rent

- Lower Ground floor: £750 per month
- 2 Car parking spaces £135 per month
- Total: £885 per month

Rates

The rateable value is:

- Lower Ground floor: £6,200
- 2 car parking spaces £2,467
- All floors: £8,667

The Uniform Business rate is £0.498 for 2025-26. Small businesses qualify for 100% rates exemption. Rates are payable on the car spaces.

Service Charges

There is a fixed monthly service charge of £265 per month plus vat

The service charges cover:

- Cleaning of common areas
- All repairs to common internal and external areas (you are responsible only for repairs and maintenance, decoration and carpeting within the actual office).
- Lighting, heating costs of common hall
- Landlords building insurance

VAT

There is no VAT on the rent. VAT is charged on the service charge.

Lease Terms

Internal repairing and insuring lease for a period to be agreed.

Car Parking

The office comes with 2 parking spaces. Additional spaces may be available on request.

Payment

Payment of the first month's rent and common charges plus a Security Deposit of £1,500 is due on entry in respect of the office. Thereafter the rent and common charges are to be paid monthly by Standing Order.



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