



DOUGLAS DICKSON
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE,
SAUCHIEHALL STREET
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3 FITZROY PLACE – LOWER GROUND FLOOR
300 SQ FEET
£400 PER MONTH



Overview

The office space comprises a total area of approximately 300sq ft on the lower ground floor of a three storey building. The office space comprises one room accessed of a common hallway.

Location

The property is situated within 3 Fitzroy Place on Sauchiehall Street in the Park area of Glasgow. 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 in Finnieston.

Description	<p>The premises comprise a traditional mid-terrace sandstone office building arranged over lower ground to first floor. The premises provide an excellent quality of accommodation throughout.</p> <p>The office is situated at lower ground. The decor is of good quality with carpets and wall finishes in good order. It has electric storage heating. Level access is available from the rear door.</p>
Floor area	<p>The main office area totals 286 sq ft. Walk in storage cupboard of 20 sq ft.</p>
Rent	<p>Annual rent of £4,800 p.a. or £400 per month. There is no VAT on rent.</p>
Rates	<p>The rateable value based on the 2026 valuation is £2,900p.a. Small businesses benefit from 100% relief so no rates would be payable.</p>
Service Charges	<p>£125 per month, plus VAT.</p> <p>The service charges cover:</p> <ul style="list-style-type: none"> - Cleaning common areas and shared toilets - Lighting & heating costs of common hallway - Landlords building insurance – fire insurance for building - All repairs to common internal and external areas (you are responsible only for repairs and maintenance, decoration and carpeting within the actual office).
Lease Terms	<p>Internal repairing and insuring lease for a period to be agreed.</p>
Payment	<p>Payment of the first month's rent and common charges, plus a security deposit of £750 is due on entry in respect of the office. Thereafter, the rent and common charges are to be paid monthly by bankers order.</p>

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