

DM HALL

To Let

First Floor
Office Suite

7 Clairmont
Gardens, Glasgow,
G3 7LW



121 sq m
(1,302 sq ft)

Property Details

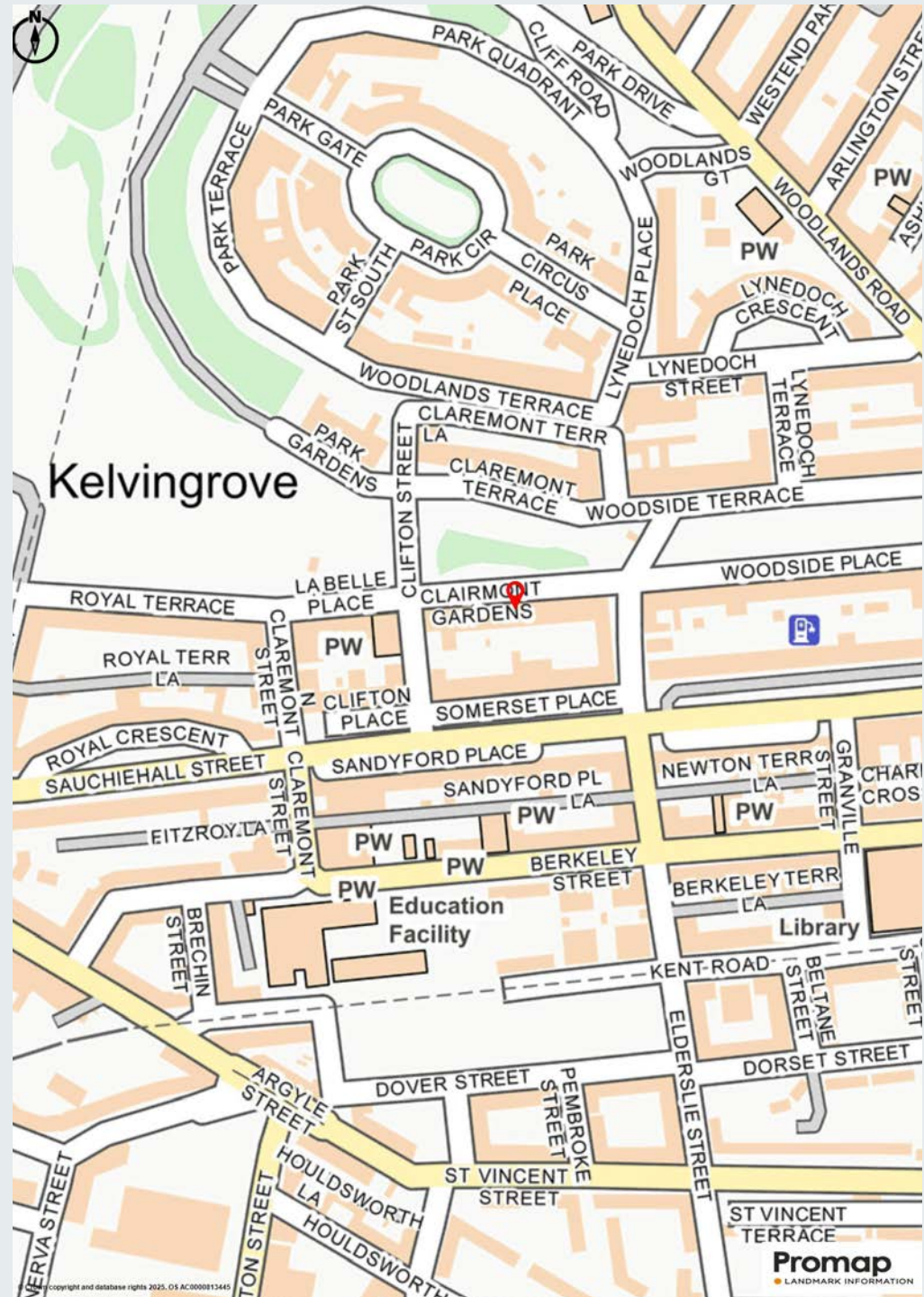
- Located in the desirable Park area of Glasgow.
- Excellent access to Glasgow City Centre.
- Flexible terms offered.
- First floor office suite with period features
- Rent £16,500 pa

LOCATION

The Park Area of Glasgow is an established office and residential location situated approximately 1 mile to the north west of Glasgow City Centre

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.



Property Details

DESCRIPTION

7 Clairmont Gardens is a well-presented Category B Listed three storey and basement townhouse, circa 1800s, with the available suite located on the first floor.

Access is afforded via common street entrance with access to the first floor taken directly from the common stairwell.

The suite comprises a spacious open-plan office to the front of the building, a second large open-plan area to the rear, and an adjacent smaller private office.

Shared WC facilities are located on the mid landing between the ground and first floor.

The property benefits from access to the large communal residents' garden to the front of the premises.

At the main entrance door there is an intercom system which communicates to the various office suites within the building.

Please see indicative floor plan demonstrating the layout.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition on a net internal basis at 121 sq.m (1,302 sq.ft)

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is E.

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects' rooms have independent Rateable values with the accumulated sum being £15,100.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 20% rates relief.



Property Details

RENT

Rental offers of £16,500 per annum, exclusive of VAT (if applicable) are invited on the basis of a new full repairing and insuring lease of a negotiable term.

SERVICE CHARGE

The tenant will pay an equitable share of the service charge for the building.

Further details can be provided

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

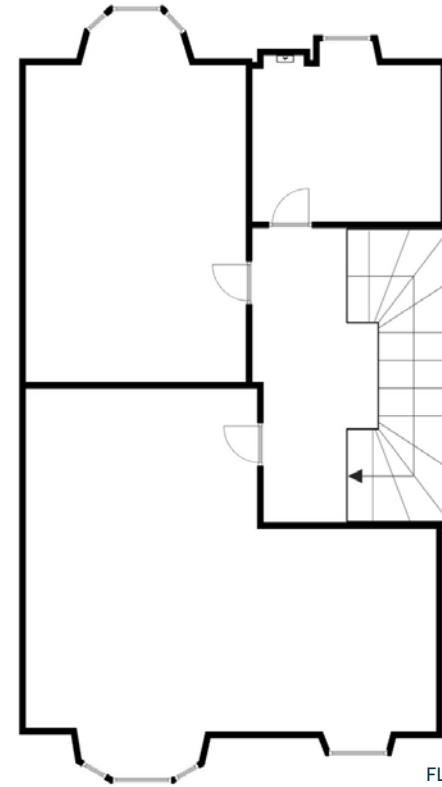
ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL



Regulated by
RICS



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

Jacqueline Towie

07917 762352

jacqueline.towie@dmhall.co.uk

Jonathan McManus

07771 606582

jonathan.mcmanus@dmhall.co.uk

DM Hall
Commercial Department
28 Bothwell Street
Glasgow, G2 6NU
0141 332 8615

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.