

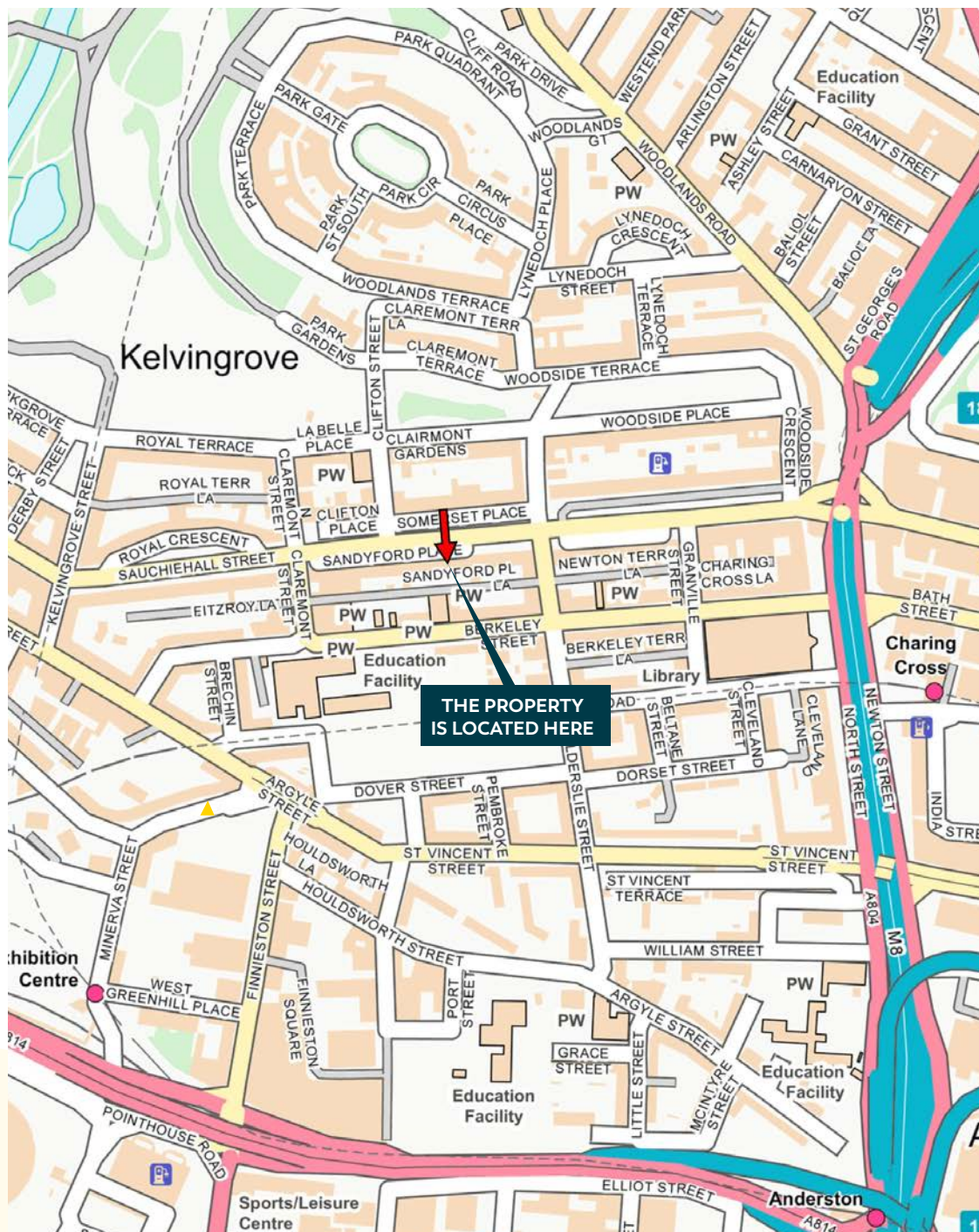


17 SANDYFORD PLACE
GLASGOW, G3 7NB

Suites from 129 – 320 sq.ft.

DM HALL

TO LET Attractive Serviced Offices



- Well-presented office premises within the affluent park area in Glasgow.
- Flexible terms available from a minimum of 12 months.
- Private car parking available.
- Close proximity to public transport links.
- Available to let on an all-inclusive basis.

LOCATION

The subjects are located on the east side of Sandford Place, fronting Sauchiehall Street within the affluent Finnieston / Park area of Glasgow. Glasgow city centre lies approximately 1 mile to the east.

The surrounding area provides a mixture of residential and commercial properties, including offices, cafés, bars and restaurants within walking distance.

The subjects provide convenient access to the M8 motorway via junction 18. Charing X train station is within walking distance. Regular bus routes are available along the parade of Sauchiehall Street.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

The subjects comprise a 3-storey townhouse of traditional sandstone construction, surmounted by a pitched roof.

Internally, the property provides 8 individual suites benefiting from excellent natural lighting.

Access is provided from the ground floor via a secured entry system. Additional access is located on the lower ground floor from the car park.

There are six car parking spaces available.

Communal kitchen and toilet facilities are located on the lower ground and first floors.

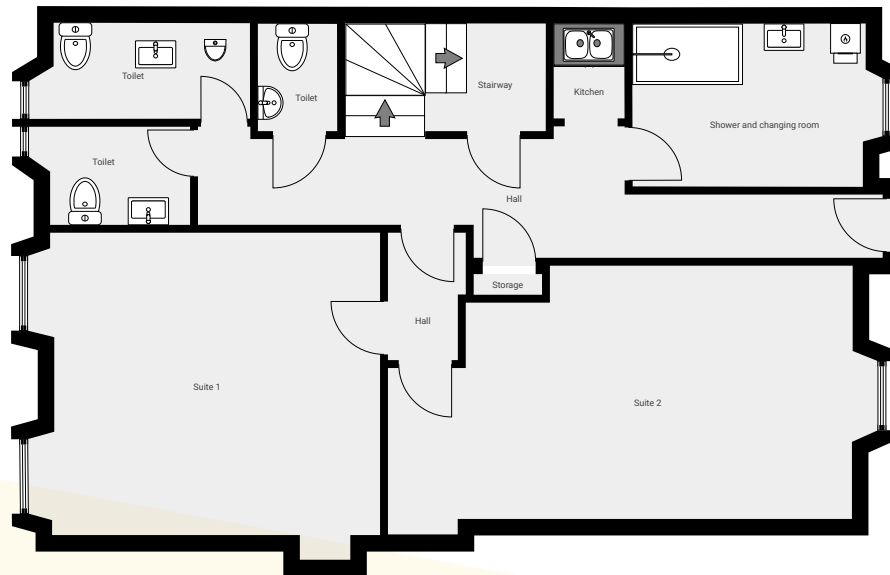
ACCOMMODATION & LEASE TERMS

Each suite is available on an all-inclusive basis, covering, rent, service charge, rates and utilities.

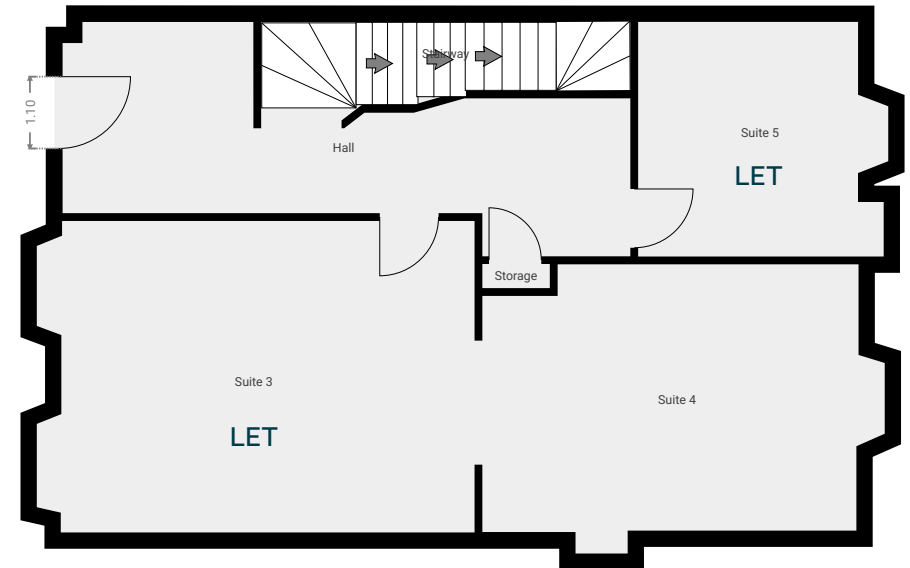
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis.

Suite	Size (sq.ft.)	Price (per annum)
1	270	£10,800
2	255	£10,800
3	336	LET
4	262	£10,800
5	140	LET
6	315	LET
7	243	£10,800
8	135	LET

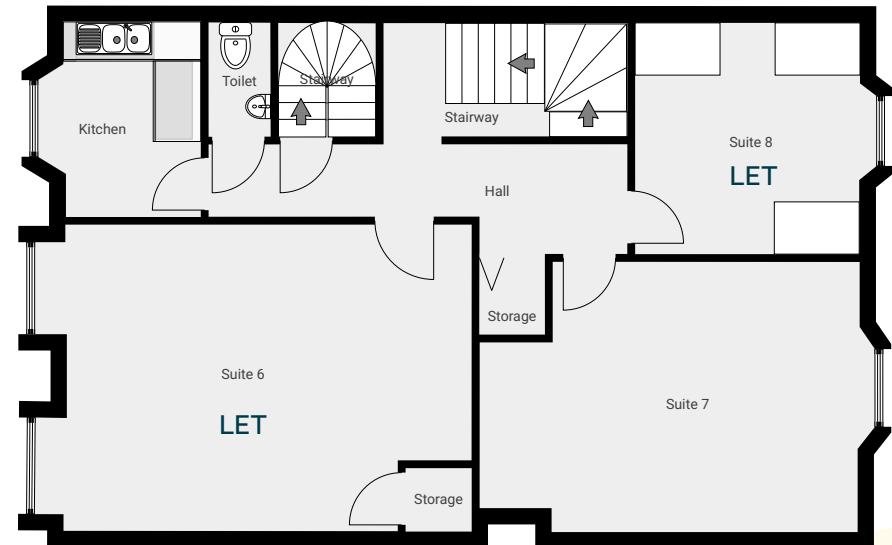
▼ Basement • Level 1



▼ Ground Floor



▼ 1st Floor



ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

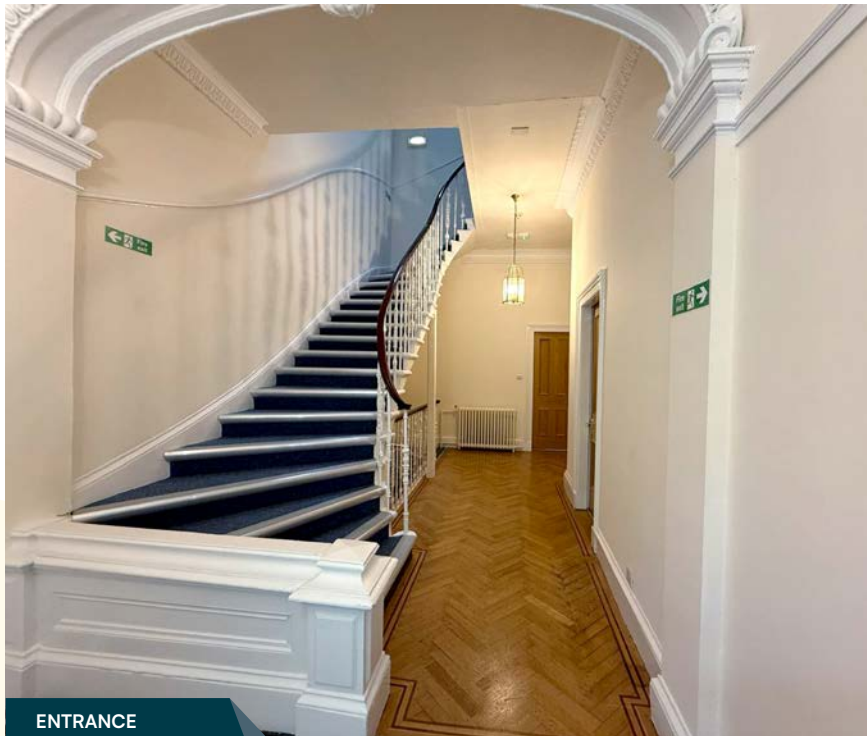
According to the Scottish Assessors Association, all individual suites qualify for 100% rates relief, subject to occupier status.

VAT

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

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



VIEWING ARRANGEMENTS

Strictly by contacting the letting agents:-

Leah Sellers

Leah.Sellers@dmhall.co.uk

07879 626448

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PROPERTY REF **WSA2844**

DATE OF PUBLICATION **JULY 2025**

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