



TO LET

VARIOUS OFFICE SUITES

2 Fitzroy Place, Glasgow, G3 7RH

Located in the desirable Park area of Glasgow.

Excellent access to Glasgow City Centre.

Flexible terms offered.

New FRI lease or license agreements available by agreement.

Car parking available by negotiation.

Attractive town house property.

Suites available from 107 sq.ft. to 606 sq.ft.

Competitive rents from only £10 per sq.ft.

LOCATION

The property is situated on the east most side of Fitzroy Place, between its junction with Claremont Street and Kelvingrove Street, within the Park area of Glasgow, approximately 1 ½ miles to the west of the City Centre. Fitzroy Place is a continuation of Sauchiehall Street linking the City Centre with the West End. The property is a short distance to the west of Charing Cross and the highly popular Finnieston area lies immediately to the south.

The premises are well located in relation to the M8 motorway and are a short walk from Charing Cross and the SECC Train Station and Kelvinbridge and Kelvinhall Subway Stations.

Glasgow's Park area is a popular environment for professional businesses that are attracted by the environment, style of buildings as well as a number of other renowned attractions locally including many bars, cafes and restaurants.

The location of the subjects is highlighted on the attached plan.



DESCRIPTION

The subjects comprise various office suites within a 4 storey mid terrace sandstone office building.

The premises comprise 5 vacant office suites of varying sizes, along with a reception hallway, kitchen and male and female toilet accommodation. The tenants can have use of the meeting room and occasional use of the boardroom, by agreement. The property has a dedicated car park to the rear, with spaces available as required.

FLOOR AREA

From our on site measurements and on a net internal basis, the subjects extend to the following floor areas:

Basement:

Suite 1	25.46 sq.m	(274 sq.ft.)
Suite 2	30.89 sq.m	(332 sq.ft.)

Top Floor:

Suite 1	29.52 sq.m	(317 sq.ft.)
Suite 2	9.99 sq.m	(107 sq.ft.)
Suite 3	17.14 sq.m	(184 sq.ft.)



LEASE TERMS

The subjects are available on a suite by suite or combined basis, subject to agreeing terms.

DATE OF ENTRY

All suites are available for immediate occupation.

RATING ASSESSMENT

Each suite within the building is separately listed for rates purposes allowing occupiers to apply for rates relief through the small business bonds scheme. The rateable Values can be requested from the letting agents.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate can be made available on request.

VAT

All prices quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Alister Gibson

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REFERENCE

WSA 1282

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