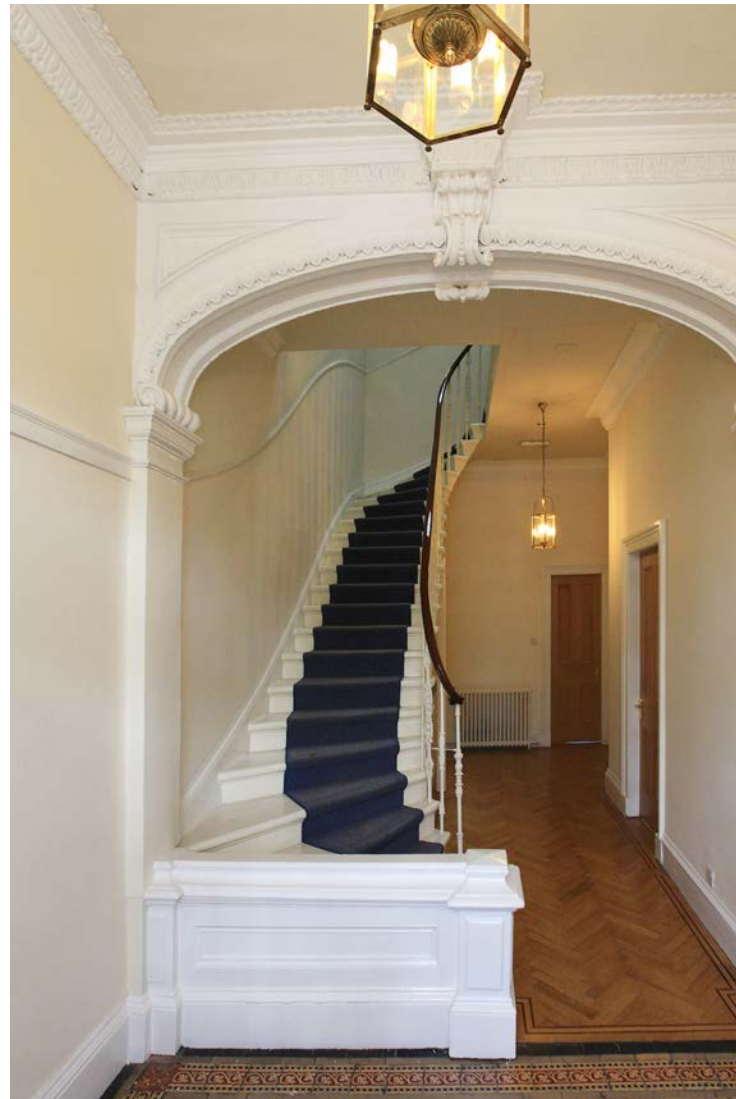


# 17

Sandyford Place  
Glasgow G3 7NB



2,099 sq ft (195 sq m)



## TO LET

17 Sandyford Place  
The Park Area , Glasgow, G3 7NB  
Refurbished Town House Offices



# 17 Sandyford Place, The Park Area, Glasgow G3 7NB

## LOCATION

This attractive townhouse office is located in the heart of Glasgow's renowned Park Area. Sandyford Place is a tree lined prominent terrace accessed off Sauchiehall Street. Providing an excellent working environment, this office property is superbly situated for access to all of the amenities of Finnieston, Kelvingrove Park and Glasgow's West End. Excellent coffee shops, hotels and some of Glasgow's best restaurants are nearby. The location is also ten minutes walk from Glasgow's central business district.

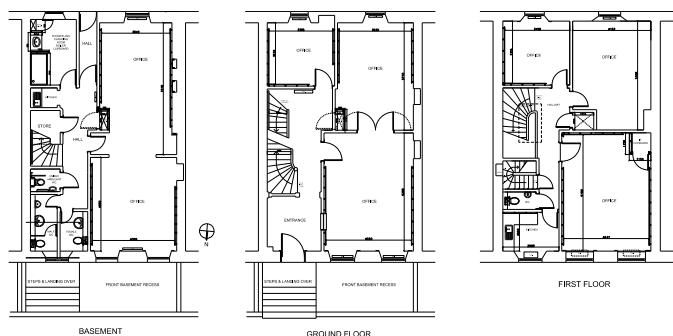
Anderston, Charing Cross and Exhibition Railway Stations linking directly to Central and Queen Street are a few minutes away, with numerous bus services nearby. The M8 is less than two minutes drive away.



## DESCRIPTION

This self-contained building provides high quality open plan and cellular office space over basement, ground and first floors.

The attractive original entrance lobby and staircase leads to bright office areas which have been refurbished to provide modern space whilst retaining cornice and other original features. The building has gas fired central heating, power distribution and an excellent provision of kitchen, showers and male and female toilet facilities.



## FLOOR AREAS

The total net internal floor area is 2,099 sq ft (195 sq m)

Lower Ground	554 sq ft
Ground	802 sq ft
First	743 sq ft

## CAR PARKING

The property has a large private car park accessed from the building's back door and the rear lane.

## LEASE TERMS

A tenant is sought for the whole office property. Consideration may be given to part letting. The property is available on a flexible length lease on full repairing and insuring terms.

## DATE OF ENTRY

The property is available for immediate entry on conclusion of a legal agreement.

## RENT

A rent of £13.50 per square foot is sought inclusive of parking but excluding local authority rates and VAT. Should the building be let to more than one party then each party will be required to pay a proportionate of the service charge and building insurance costs.

## RATEABLE VALUE

We are advised that the current rateable value is £33,000 to which the current Scottish Uniform Business Rate is applied.

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of E. Further details are available on request.

## LEGAL COSTS

Each party will bear their own legal costs and the ingoing tenant will be responsible for registration fees and LBTT relating to this transaction.

## VIEWING AND FURTHER INFORMATION

For further details or to arrange to view please contact



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