



## 2nd Floor Office with Parking

18 Woodside Place, Glasgow G3 7QL

### Location

Woodside Place is located within the attractive and highly desirable Park Area, which lies on the periphery of the city centre. The property occupies an enviable position overlooking private gardens.

Woodside Place is accessed from Woodside Terrace and is a short distance from Charing Cross in the city centre. Access to the M8 motorway system is close by at J19 Charing Cross where Charing Cross Train Station is also a short walk providing regular connections to Edinburgh.

Kelvingrove Park, one of the City's finest parks, is located one block to the rear and there are a number of other renowned attractions locally.

The premises are a short walk from Finnieston where a range of bars and fabulous restaurants such as The Finnieston, Crab Shack, Fanny Trollopes, Nico's By Six, Rioja and Mother India can be found together with retailing amenities. Metered on street car parking is available.

### Description

The property comprises a 4 storey mid terraced sandstone townhouse. The entrance to the property leads to an attractive reception and open stairs to the upper floors, incorporating original Victorian pillars and cornicing.

The 2nd floor comprises 4 rooms of varying size together with male and female toilets and a tea prep.

The rooms largely have a carpet floor finish, plaster walls and ceilings incorporating cornice detailing and lighting is from a mix of surface mounted fittings and uplighters. Original fire places remain in situ. Power and data points are wall mounted and the heating is from a gas central heating system to wall mounted radiators.

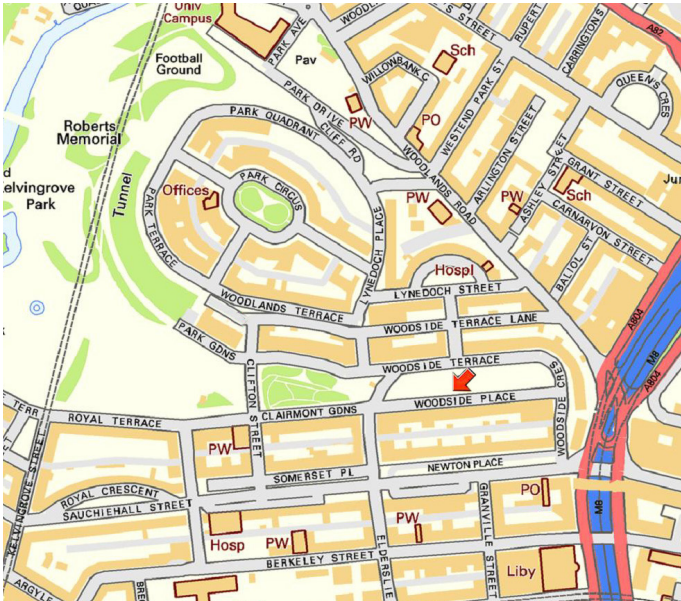
### Floor Area

We calculate the Net Internal Area to be:

2nd Floor	825 sq ft	(76.67 sq m)
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**For further information please call today 0141 556 1222**





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### Rent / Terms

2nd Floor £10,000 pa

### Business Rates

Rateable Value (payable)

2nd Floor £8,100 (£3,970)

The 2nd floor qualifies for 100% rates relief under the small business binus scheme, for further info contact the Director of Finance at Glasgow City Council.

### Service Charge

The tenant shall pay an equitable share of the service charge for maintenance of the common parts of the building.

### Energy Performance Certificate

A copy is available on request.

### Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard

### VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.



### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. November 2021

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