



2nd Floor Room

16 Fitzroy Place, Glasgow G3 7RW

Location

Fitzroy Place is located within the attractive and popular Park area, which lies on the periphery of the city centre. Fitzroy Place runs parallel with 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 for the M8 motorway and are a short walk from Charing Cross and the SECC train stations and Kelvinbridge and Kelvinhall Subway stations.

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 including many bars, cafés and restaurants.

Description

The premises comprise refurbished 2nd floor office accommodation within a four storey mid terrace sandstone office building.

The premises comprise six rooms of varying size, together with a reception hallway, tea prep and male and female toilet accommodation. The refurb has included redecoration, new floor finishes and replacing the male and female WC's and tea prep.

Floor Areas

Room 1:	321 sq ft	29.87 sq m
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Rent / Terms

Room 1: £600 per month

Premises are available on all inclusive rents for leases starting from 12 months. There is no VAT payable.

Car spaces are available at a rate of £750 pa per space

Business Rates

Each room qualifies for 100% Rates Relief under the Small Business Bonus Scheme. For further information please contact the Director of Finance at Glasgow City Council.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Legal Costs

Each party will be responsible for their own legal fees and outlays including VAT incurred.

Viewing

Strictly by appointment through the letting agents.

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