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SURVEYORS
SCOTLAND

Tel.0141 337 7575  @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

23 Park Circus, Glasgow G3 6AP

- Recently redecorated office accommodation with attractive ornate features
- Suites available over Ground and First Floors & Attic Level
- Ranging from c.400 sq ft to 4,700 sq ft
- Prominent corner Category A Listed former townhouse in Prime West End Location
- Optional car parking spaces available

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



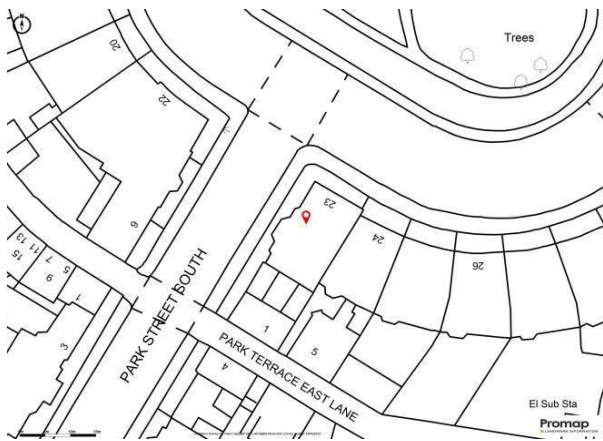
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LOCATION

The subjects are centrally located within the historic Park Area at the heart of Glasgow's West End. Formed within the most westerly townhouse on the south eastern curved terrace of Park Circus, the subjects hold a prominent corner position at its junction with Park Street South overlooking the central green. This location benefits from excellent transport links being in close proximity of Charing Cross where St. Georges Cross subway station, Charing Cross train station and junctions 17/18 of the M8 motorway are found, whilst also having access to the city centre to the east.

Given its central position, occupiers of the subjects will be able to benefit from a mix of amenities including countless cafes, bars restaurants and shops found within the surrounding areas of Woodlands, Finnieston and Kelvinbridge. Kelvingrove Park, Kelvingrove Art Gallery and Museum, the University of Glasgow and the Scottish Event Campus are all within walking distance. Good levels of metered car parking are found in the area with permits also available.



DESCRIPTION

The subjects comprise recently redecorated office accommodation found on the ground and first floors and attic level of a Category A Listed traditional sandstone end terraced former townhouse over lower ground, ground, first, second and attic levels. The ground floor continues into the upper level of a converted mews to the rear.

The property retains a range of original features including ornate fireplaces, cornicing and ceiling roses. Access to the accommodation and upper levels is afforded via an impressive shared entrance, hallway and staircase.

ACCOMMODATION

The available accommodation comprises on the ground floor; two substantial offices with store, toilets and kitchen to the rear. Further open plan office space is afforded via the upper level of the rear mews with excellent levels of natural light afforded.

The first floor comprises a main open plan office which overlooks Park Circus and the central green, with a further three offices found towards the rear. The attic level provides two offices with associated storage space, toilets and kitchen.



FLOOR AREA

	Sq M	Sq Ft
Ground Floor:	186.31	2,005
First Floor:	144.97	1,561
Attic Level:	105.44	1,135
TOTAL:	436.72	4,701

Given the nature and configuration of the suites, subdivision into smaller accommodation ranging from 400 sq ft would be possible.

RATING ASSESSMENT

From April 2023 it is proposed that the suites will have the following Rateable Values:

Ground Floor:	£26,000
First Floor:	£18,000
Attic Level:	£11,000

It has been confirmed that the rate poundage for the year 2023/2024 will be £0.498.



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VIRTUAL TOUR

Ground Floor: <https://kuula.co/share/collection/7F9M1?logo=1&info=1&logosize=120&fs=1&vr=1&zoom=1&thumbs=3>

First Floor: <https://kuula.co/share/collection/7F9gS?logo=1&info=1&logosize=120&fs=1&vr=1&zoom=1&thumbs=3>

TERMS

Asking rent on application.

The office suites are available to lease on full repairing and insuring terms.

3 car parking spaces are available to the rear of the property by way of separate negotiation.

OFFERS

In the normal Scottish form addressed to this office.

SERVICE CHARGE

The tenant will pay an equitable share of the service charge for the building and the management fee. Further details can be provided.

ENERGY PERFORMANCE CERTIFICATE

Ground Floor Suite: D
First Floor Suite: D
Attic: B

VAT

All prices, rents, premiums, etc are quoted exclusive of VAT.



By appointment through the sole letting agent Allied Surveyors Scotland plc.

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