



### GROUND FLOOR OFFICE SUITE

- NIA:- 73.30 SQM (789 SQ FT)
- TRADITIONAL BLONDE SANDSTONE TOWNHOUSE
- ATTRACTIVE PARK AREA LOCATION
- MULTI OCCUPIED TOWNHOUSE
- RENT:- £12,000 PA

**TO LET**

**GROUND FLOOR, 7 CLAIRMONT GARDENS, GLASGOW, G3 7LW**

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## LOCATION

The subjects are located within the park area of Glasgow to the west of Glasgow City Centre. The subjects are located off Sauchiehall Street and positioned upon an attractive terrace of town houses. The office benefits from being in close proximity to public transport links to include a number of bus stops in close proximity and Charing Cross railway station within a 7-minute walk from the subjects.

The subjects are also well placed being within a minutes drive of the M8 Motorway Network. The adjacent plan shows the approximate location of the property.

There is on street car parking spaces available which are metered.

## DESCRIPTION

The property comprises a traditional mid terraced townhouse located over basement, ground, first and attic level. The subjects are entered by means of a prominent entrance from Clairmont Gardens leading to the main ground floor level.

There are 2 large office rooms available on the ground floor level as well a smaller office room which could be used as a meeting room. WC and kitchen facilities are located upon this level.

A rear fire escape door leads to the rear car parking area. The office space will suit a number of occupiers given the flexible space available.

At the main entrance door there is an intercom system which communicates to the various office suites within the building.

## EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

## RENT

Our client is seeking rental offers in the excess of **£12,000 pa.**

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs relative to the letting.

## PLANNING

We understand that the property has Planning Consent for its existing use.

## RATING

The property is currently entered in the Valuation Roll as follows:

Suite 0/1:- £6,800

Suite 0/2:- £4,700

Suite 0/3:- £1,400

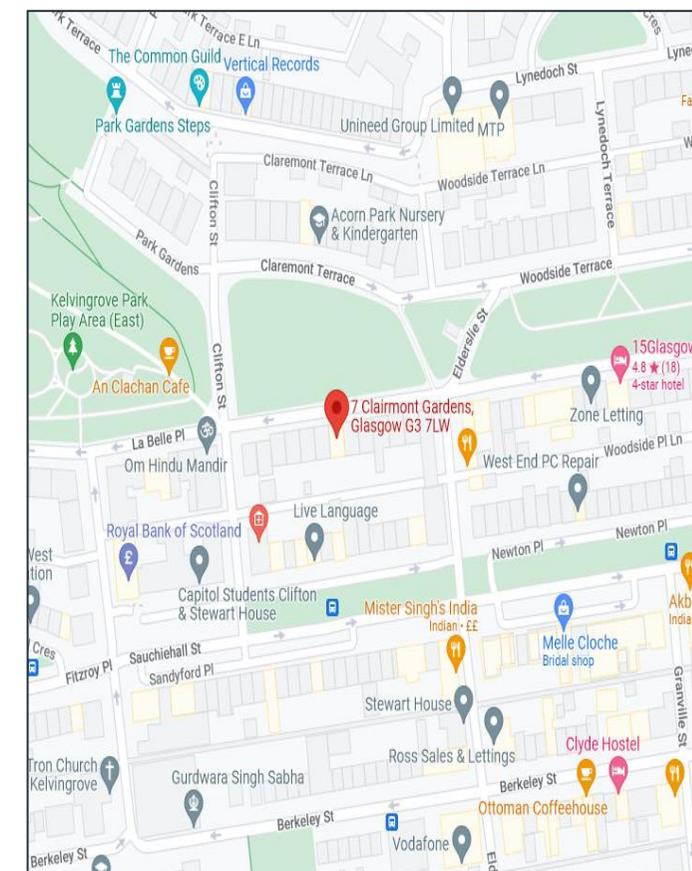
## ANTI MONEY LAUNDERING REGULATIONS

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.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
Ground Floor	73.30	789
<b>TOTAL</b>	<b>73.30</b>	<b>789</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 31 Byres Road, Glasgow, G11 5RD 07720 466 035 0141 331 2807

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