

WEST END OFFICE SUITES

- > LOCATED IN THE AFFLUENT PARK CIRCUS AREA OF GLASGOW'S WEST END
- > SUITES AVAILABLE ON GROUND AND FIRST FLOOR
- > RECENTLY REDECORATED TO A HIGH STANDARD
- > NIA:- GROUND FLOOR: **108.69 M2 (1,170 SQ FT)**
- > NIA:- FIRST FLOOR: **105.54 M2 (1,136 SQ FT)**
- > AVAILABLE IN WHOLE OR IN PART
- > RENT:- **UPON APPLICATION**



TO LET

GROUND AND 1ST FLOOR, 11 PARK CIRCUS, GLASGOW, G3 6AX

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LOCATION

The subjects are located in the Park Area of Glasgow's West End, approximately 1.4 miles to the west of the city centre.

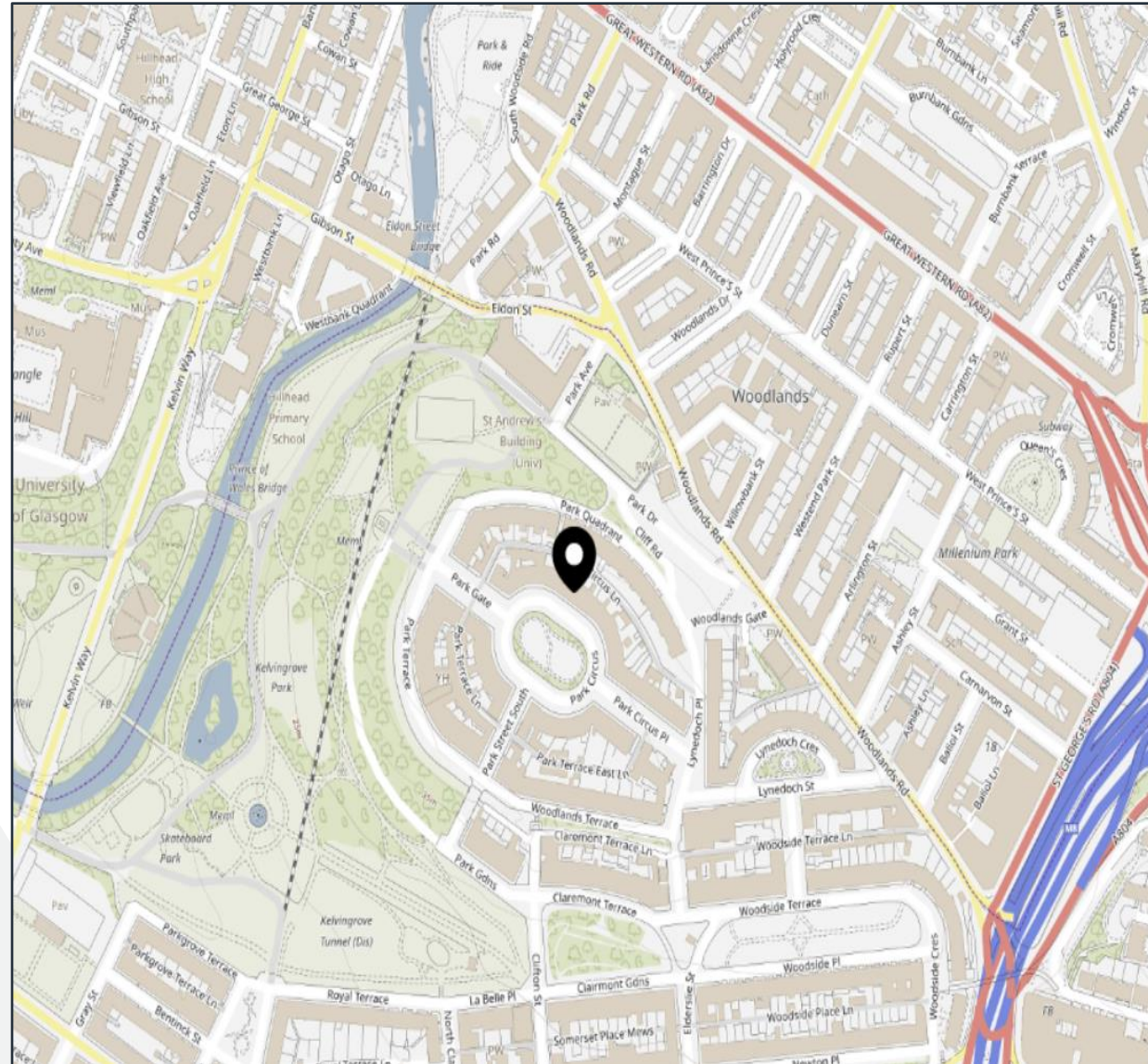
Park Circus itself is a symmetrically arranged circus around an oval garden intersected by Park Gate to the west, Park Street to the south and Park Circus Place to the east.

The subject property occupies a mid-terraced position on the north side of Park Circus which comprises "Victorian" terraced townhouses and benefits from south facing aspects.

Park Circus is situated within the heart of the Park district and is widely regarded as one of the most prestigious addresses within the whole of Glasgow.

The area benefits from all of the amenities provided by its close proximity to Glasgow City Centre and to the M8 motorway which can be accessed at J18. In addition, access to the main railway stations can be obtained via Charing Cross Railway Station with nearby Sauchiehall Street and Woodlands Road forming two of the main bus routes to Glasgow City Centre from the west.

Park Circus benefits from close proximity to the recently developed Park Quadrant residencies, alongside boasting unrivalled access to Kelvingrove Park and the highly popular Finnieston bar and restaurant scene, which is situated a short distance to the south.



DESCRIPTION

The subjects form the ground and first floor office suites, contained within a three storey and basement mid-terraced Victorian townhouse.

Access to the property is via a pedestrian shared entrance, which leads onto a pillared entrance vestibule, with an ornate staircase leading to the upper floors.

Office suites are presented in a cellular fashion in keeping with the traditional features of the property. Suites towards the front projection benefit from unrivalled views of Park Circus.

The suites have recently undergone a scheme of refurbishment works to include upgrades to lighting and new carpets throughout.

Each floor benefits from toilets and a small tea prep area to the rear.

ACCOMMODATION

The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

ACCOMMODATION	SQ M	SQ FT
Ground Floor	108.69	1,170
First Floor	105.54	1,136
Total	214.23	2,306



RATING

The subjects are currently entered in the current valuation roll at:

Ground Floor - £14,300

1st Floor - £12,800

Please refer to the Scottish Assessors portal for further information www.saa.gov.uk

The rate poundage for 2023/2024 is 49.8p to the pound.



RENTAL

Upon application.

VAT

The subjects are not elected of VAT.

EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

PLANNING

We understand that the premises currently benefit from Class 4 (Business) planning consent. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

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.

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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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