

TO LET
OFFICE ACCOMODATION



**3rd Floor, Fountain House,
1-3 Woodside Crescent,
Glasgow, G3 7UL**

- Located on the edge of the popular Park area
- Excellent transport links and local amenities
- Fully furnished
- Dedicated meeting rooms
- Prominent corner position
- Dedicated parking available
- Extends to approximately 469.44 sq.m (5,053 sq.ft.)

LOCATION

The subject property is located approximately one mile west of Glasgow City Centre on Woodside Crescent in the Charing Cross area. The subjects benefit from easy access to the wide range of retail, leisure and civic amenities provided within Glasgow's City Centre. The area is also well served by public transport with a number of bus services utilising Sauchiehall Street and also Berkeley Street (to the south). In addition, Charing Cross railway station on the Glasgow North Suburban Railway Line is within 5-10 minutes' walk to the east. The building is conveniently located in close proximity to the M8 motorway (J18 eastbound).

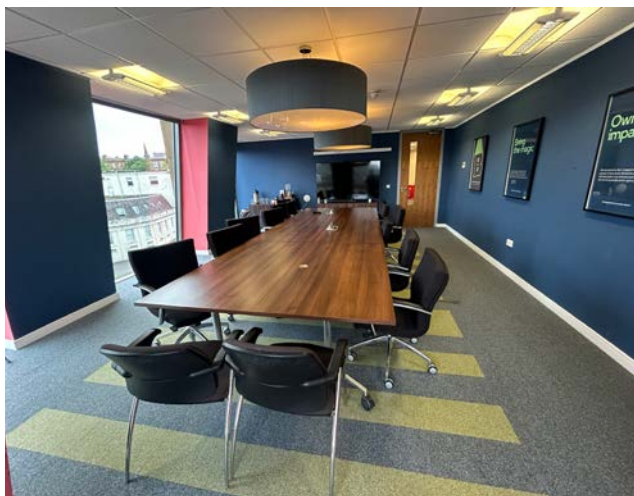


DESCRIPTION

The suite comprises the third floor within a modern office building that occupies a prominent corner position facing Charing X. The common areas are presented at a high standard and the available remaining suite benefits from the following specification:

- Fully furnished
- Modern décor
- Main office area with desk layout
- Boardroom
- Additional meeting rooms/office
- Fluorescent strip lighting
- Kitchen/breakout area
- WCs





ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we understand the subjects extend to the following approximate net internal area:

Floor	SQ.M	SQ.FT
Third Floor	496.44	5,053

LEASE TERMS

The premises are offered on a long term Full Repairing and Insuring lease.

RENT

On application.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £59,500.

At this level of rating assessment, the poundage rates for 2025/2026 is £0.535 in the pound.



VAT

Unless otherwise states, all prices, premiums and rents are quoted exclusive of Valued Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been carried out for the property and is available upon request

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.

To arrange a viewing please contact:



RYAN FARRELLY

Director

ryan.farrelly@g-s.co.uk

07900 390 078

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.