



DOUGLAS DICKSON
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE,
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4 SOMERSET PLACE, G3 7JT
LOWER GROUND FLOOR
720 SQ FT
£925 PER MONTH



Overview With its own entrance, this self contained office comprises a total area of 720 sq ft on the lower ground floor of a Georgian townhouse. The suite consists of 3 rooms accessed off a common hallway.

Location The Park Area is an established office and residential location situated approximately 1 mile to the north west of Glasgow City Centre. 4 Somerset Place is located within a grade B historic period townhouse.

The location benefits from a good availability of on street metered car parking and lies in close proximity to Junction 18 of the M8 motorway which affords access to the Central Scotland Motorway network. Public transport can be found via buses on Sauchiehall Street and by train from Charing Cross Station which connects to Glasgow Central Station. For occupiers, staff and visiting clients there are hotels, restaurants and coffee bars within the vicinity. It is a short walk to Argyle St and its bustling bars and quality restaurants in Finnieston.

Description: The office space comprises a total area of 720 ft on the lower ground floor of a Georgian townhouse. The suite consists of 3 rooms accessed off a common hallway. The rooms are approx:

- Front office: 250 sq ft
- Small Front office: 110 sq ft
- Rear office: 240 sq ft
- Rear Store 60 sq ft

There is a tea preparation area and the common areas are well maintained.

Rent Annual rent of £11,100 p.a. or £925 per month.

Car Parking The rent includes 2 car parking spaces at rear of the building.

Rates The rateable value based on the 2026 valuation is £6,200p.a. Small businesses benefit from 100% relief so no rates would be payable. The rateable value of the car parking space is £2,400. Rates are payable on the car spaces at multiplier of £0.481.

Service Charges Fixed annual charge of £2,880 p.a. or £240.00 per month.

The service charges cover:

- All repairs to common areas internal and external (you are responsible only for repairs and maintenance decoration and carpeting within the actual office).
- Lighting, heating costs of common hall
- Landlords fire insurance for building

Lease Terms Full repairing and insuring lease for a period to be agreed.

Legal Costs Each party shall bear their own legal costs.

VAT All rents, premiums and other charges are quoted exclusive of VAT. Premises are not subject to VAT. Service Charges are subject to VAT.

Payment Payment of the first month's rent and common charges plus a Security Deposit of £1,500.00 is due on entry in respect of the office. Thereafter the rent and common charges are to be paid monthly by Bankers Order.

(i) The particulars are set out as a general outline only for the guidance of intending lessees or purchasers, and do not constitute, nor constitute part of or, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants or purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Douglas Dickson Property Management Ltd has any authority to give representation or warranty whatever in relation to this property; (iv) all rents, prices and premiums quoted are exclusive of VAT at current rate.

