TO LET - OFFICE

17 FITZROY PLACE

GLASGOW, G3 7RW

KEY HIGHLIGHTS

- 496 to 1,673 sq ft
- Close to Finnieston's bars & restaurants
- On Site Car Parking
- No VAT payable on rent
- Excellent West End Location
- Pavement prominence
- Qualifies for 100% Rates Relief

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Lapsley McManus

SUMMARY

Available Size	496 to 1,673 sq ft
Business Rates	Upon Enquiry
Service Charge	The tenant shall be responsible for payment of Factoring/ Common Charges for the maintenance/upkeep of the building common parts .
Car Parking	Parking is available at £750 per space per annum (6 spaces available)
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

The premises comprise the ground floor and part of the lower ground floor within a four storey mid terrace sandstone office building. The ground floor comprises a reception and two large rooms to the front with a meeting room to the rear together with two private rooms, kitchen and toilets. Stairs provide access to the lower ground and rear car park. There are two inter-connected rooms on the lower ground floor that can be taken together or separately from the ground floor.

Finishes include a mix of carpet flooring, plaster walls and ceilings incorporating feature ornate cornicing detail. There is gas central heating.

LOCATION

Fitzroy Place is located within the attractive and popular Park area, which lies on the periphery of the city centre. Fitzroy Place runs parallel with Sauchiehall Street linking the city centre with the West End. The highly popular Finnieston area lies immediately to the south offering first class restaurant and bars and retailing provisions. The premises are well located for the M8 motorway and are a short walk from the SECC train station and Kelvinbridge & Kelvinhall Underground Stations. Kelvingrove Park, one of the city's finest parks, is located one block to the north.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,177	109.35	Available
Lower Ground	496	46.08	Available
Total	**1,673**	**155.43**	

RENT / TERMS

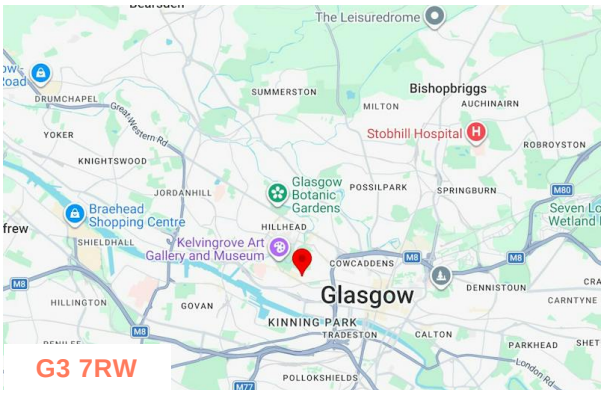
Ground Floor: £1,500 per month
Lower Ground: £1,100 per month on an all inclusive basis.

BUSINESS RATES

Ground- £15,000
Lower Ground: To be reassessed

EPC

Available upon request.



VIEWING & FURTHER INFORMATION

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Attention!