

# McNicol

PROPERTY CONSULTANTS

## TO LET



### FIRST FLOOR OFFICE SUITE

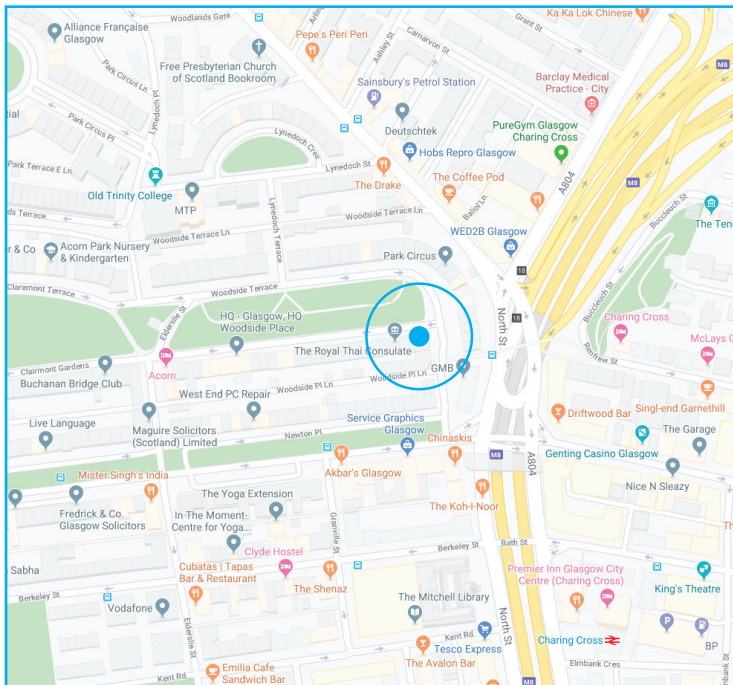
2 WOODSIDE PLACE | GLASGOW | G3 7QF

- Modern Self Contained Office Suite
- Park Area Location
- Refurbished Office Space
- “All Inclusive” Rental Available
- Garaged Car Parking

## Location

The property is located in the desirable 'Park District', West of Glasgow City Centre, prominently situated on the corner of Woodside Place and Woodside Crescent. This location comprises predominantly Victorian townhouses in a mixture of office and residential uses.

The property has immediate access to Glasgow Charing Cross Railway Station and the M8 Motorway. In addition, it has excellent access to Finnieston's array of bars and restaurants. Due to this accessibility, connectivity and desirable location, the Park District is popular with professional firms and consultants alike.



## Description

The property comprises a three storey blonde sandstone Victorian Town house. The available First Floor suite has been refurbished to provide a modern office suite and has access to communal kitchen and WC facilities. Occupiers also benefit from access to the private gardens adjacent to the property.

## Accommodation

We have measured the unit on a gross internal basis in conjunction with the 6th edition of the RICS Code of Measurement and we calculate that the extends to 1,006 sq ft (94 sq m).

## Energy Performance Certificate

EPC available on request.

## Rateable Value

The ingoing tenant will be responsible for the payment of local authority rates in the usual manner. Interested parties should make their own enquiries to Glasgow City Council.

## VAT

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



## Viewing And Further Information

Please contact the Sole Letting Agent:



### IMPORTANT NOTICE (Date of Publication February 2020)

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