

# TO LET - OFFICE

---

2ND FLOOR

**29 PARK CIRCUS, GLASGOW, G3 6AP**



## KEY HIGHLIGHTS

- 725 sq ft
- Attractive bright 2nd floor office space
- New FRI lease available - £9,000 pa
- On-street parking available
- Available for immediate occupation
- Forms part of attractive townhouse office building
- Eligible for 100% rates relief under Small Business Bonus Scheme

## SUMMARY

Available Size	725 sq ft
Rent	£9,000 per annum
Rates Payable	£5,378.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£10,800
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Bright second floor office space forming part of attractive corner townhouse building.

A secure door entry system provides access from street-level where a staircase provides access to the upper floors.

The available space comprises two bright rooms with excellent levels of natural daylight.

Share WC's and kitchen tea-prep provided.

Metered on-street parking is provided to the front and business permits are available via Glasgow City Council.

## LOCATION

The subjects are located within the exclusive Park Area of Glasgow's West End and more specifically command a highly prominent position on the south side of Park Circus, at its junction with Park Circus Place.

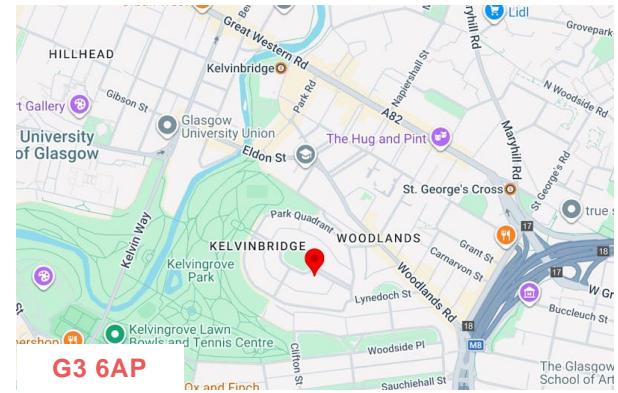
St Georges Cross Underground Station and Charing Cross Railway Station are a 10 minute walk away whilst regular bus services operate on Woodlands Road and Sauchiehall Street.

M8 motorway access is available at Charing Cross.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	725	67.35	Available
<b>Total</b>	<b>725</b>	<b>67.35</b>	



## VIEWING & FURTHER INFORMATION

### Gregor Brown

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

### Kerrie Currie

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk