

## TO LET - OFFICE

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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.

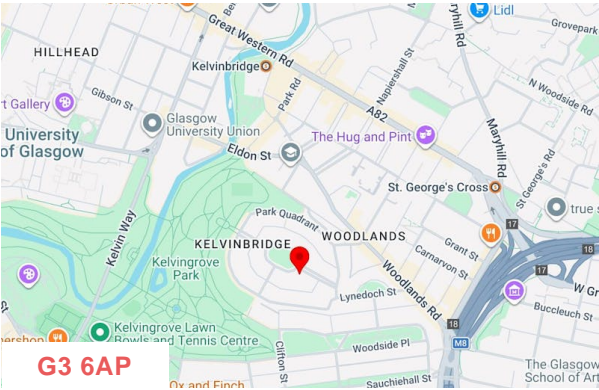
St Georges Cross Underground Station and Charing Cross Railway Station are a 10 minute walk away whilst regular bus services operate on Woodlands Road and Sauchiehall Street.

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

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