



Superbly located Ground and 1st Floor office suites

3 Park Gardens, Glasgow, G3 7YE

Location

Park Gardens is a highly desirable location within the heart of the 'Park Area' and superbly positioned overlooking Kelvingrove Park. Entered from Clifton Street, and a short distance to the north of Sauchiehall Street, the area is ideally placed for access to both Glasgow City Centre and access to the M8 motorway system at nearby Charing Cross at J19. Charing Cross Train Station is also a short walk providing connections to Edinburgh.

The premises are a short walk from Finnieston where a range of bars and fabulous restaurants such as The Finnieston, Crab Shack, Fanny Trollopes, Nico's By Six, Rioja and Mother India can be found together with retailing amenities.

Metered on street car parking is available and businesses have the opportunity of purchasing annual parking permits from Glasgow city Council.

Description

The Category A listed building is accessed via a grand reception entrance with marble flooring leading to stairs to the upper floors.

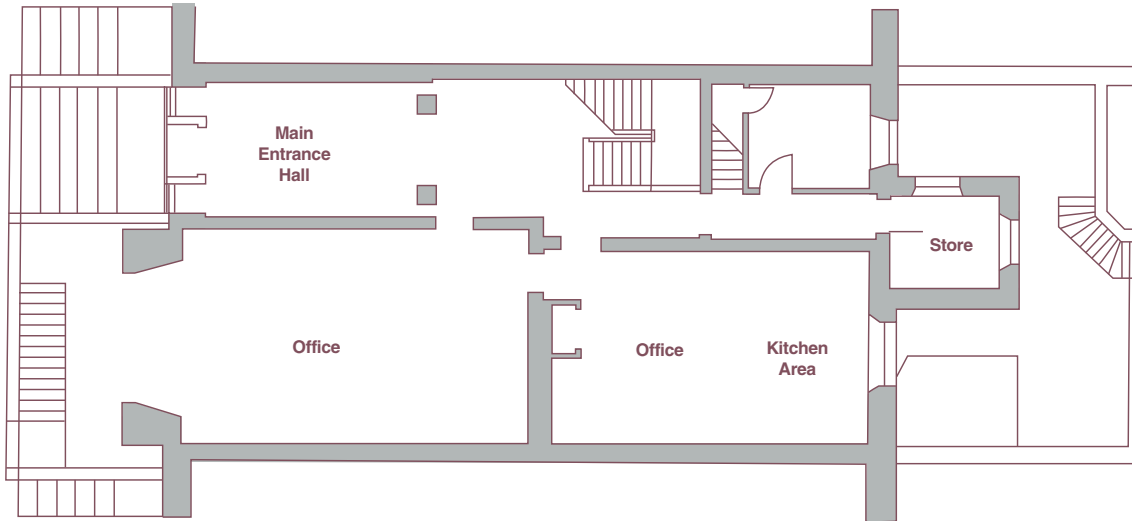
The Ground Floor comprises substantial offices to the front and rear that are interconnected together with smaller rooms to the rear. There is a mezzanine to the rear providing a WC and store.

The First Floor comprises a more traditional townhouse layout with a large office to the front interconnected with a smaller office ideally suited to a boardroom together with a further large office to the rear, a smaller office, store room, WC and shower.

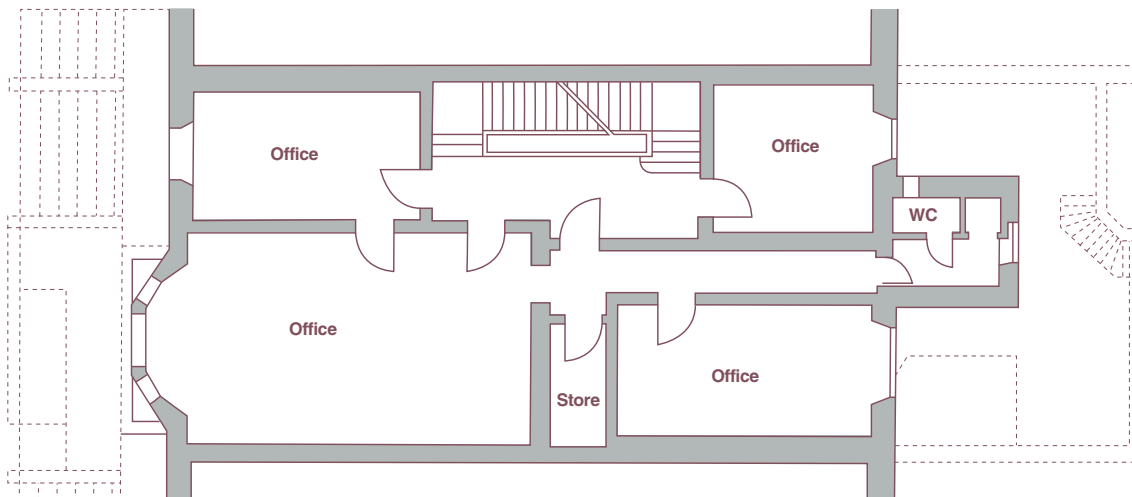
The offices are finished to a good standard with carpet, a mix of painted and papered wall finishes, original ceilings including ornate corning with pendant and uplighter light fittings.



Ground Floor



First Floor



Floor Areas

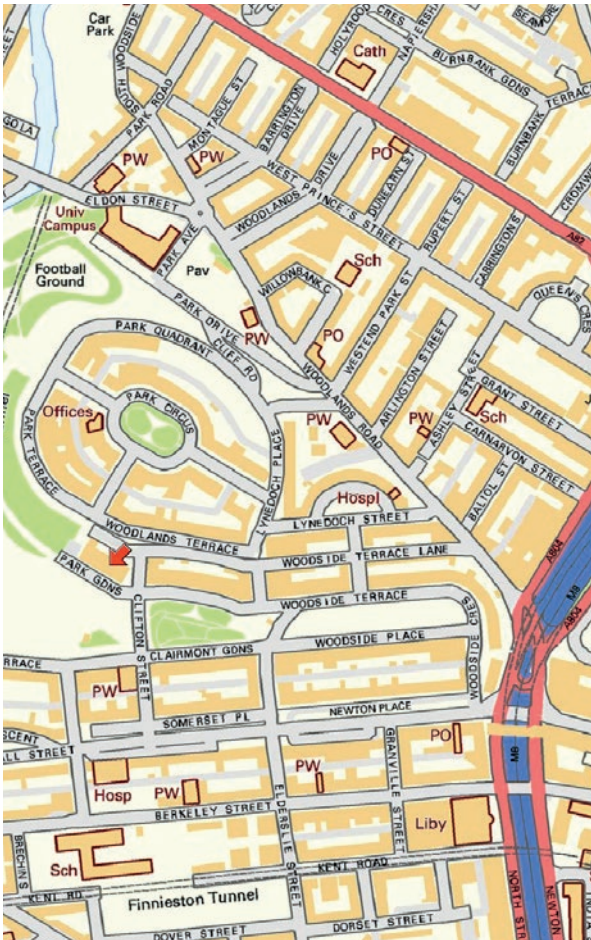
Ground Floor	1,337 sq ft	(124.26 sq m) *
First Floor	1,369 sq ft	(127.24 sq m)
Total	2,706 sq ft	(251.50 sq m)

* GF contains a mezzanine of 126 sq ft (11.71 sq m).

Rent / Terms

Ground Floor	Offers over £17,000 pa exclusive of VAT
First Floor	Offers over £18,500 pa exclusive of VAT

The office suites are available to lease separately or together on full repairing and insuring terms for a minimum lease term of 5 years.



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Business Rates

Floor	RV	Payable (17/18)
Ground	£16,500	£7,689
1st Floor	£17,700	£8,248

Energy Performance Certificate

EPC Rating - Band G.

Service Charge

The tenant will pay an equitable share of the service charge for the building. Details can be provided.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. November 2017.

For further information please call today 0141 556 1222