

EGM

Property Consultants

10 SOMERSET PLACE
GLASGOW
G3 7JT

OFFICE ACCOMODATION
TO LET



- AVAILABLE IN WHOLE OR PART (650 SQ FT- 3,110 SQ FT)
- EXCELLENT LOCATION WITH 6 PRIVATE PARKING SPACES

Location

Somerset Place is located with the Park Area of Glasgow's west end, providing excellent access to the city centre (10 minutes walk), local amenities of the west end and convenient access onto the M8 Motorway via Charing Cross.

Description

The south facing building is formed over basement, ground, first and second floors, all providing cellular accommodation off the main common stairwell. Each floor benefits from dedicated toilet facilities while the ground floor provides a common tea kitchen. Three tandem spaces are provided to the rear of the building.

Accommodation

Floor	NIA (sq. ft)	NIA (m ²)
Second floor	650 sq.ft	60.35 m ²
First floor	970 sq.ft	90.12 m ²
Ground floor	747 sq.ft	69.44 m ²
Basement	744 sq.ft	69.08 m ²
TOTAL	3,111 sq.ft	289.00 m²

Quoting Terms

The accommodation is available in whole or on a floor by floor basis subject to an assignation or subletting of the existing lease which expires on 20th October 2024. Further details can be provided upon request.

Rateable Value

The subjects are entered in the current Valuation Roll at a Rateable Value of £40,500 however the building would need to be reassessed should the building become multi-occupied.

EPC

The Energy Performance Certificate for the building is available upon request



VAT

The building has been elected for VAT and therefore is applicable to any proposed rent, sale price and other applicable outgoings.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The occupier/ purchaser will also be responsible for any LBTT incurred.

Enquiries

Via the sole marketing agent:

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