



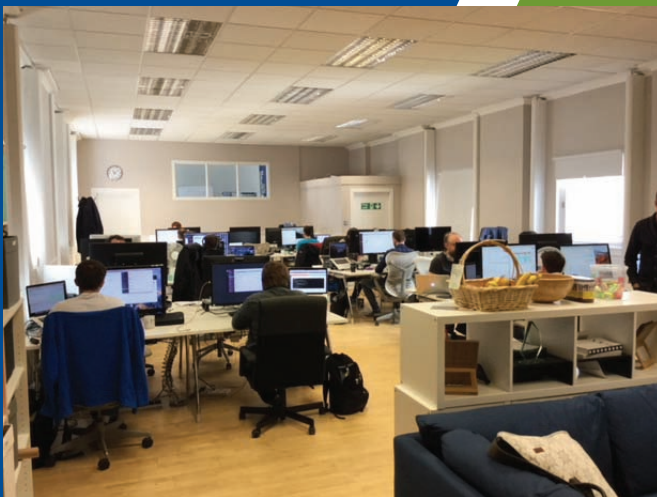
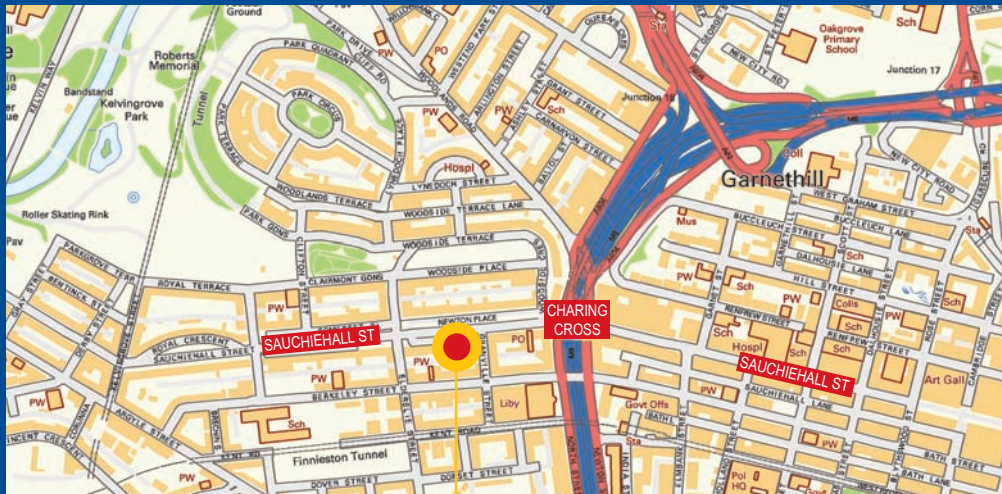
TO LET

10 NEWTON TERRACE | GLASGOW | G3 7PJ

**Excellent Ground Floor Office
within Park District**

**Griffin
Webster**

0141-248-7808



Location

The property fronts onto Sauchiehall Street about 100 metres west of Junction 18 of the M8 motorway, and 250m from Charing Cross railway station, with multiple bus routes adjacent. The area is well served with shops, restaurant and bars.

Description

The building is a mid terrace townhouse arranged over basement to second floor. The ground floor has been extended to provide board room / office to front with open plan space to the rear, most uncommon for traditional Park Area townhouses.

EPC

The EPC rating is E+.

Rating

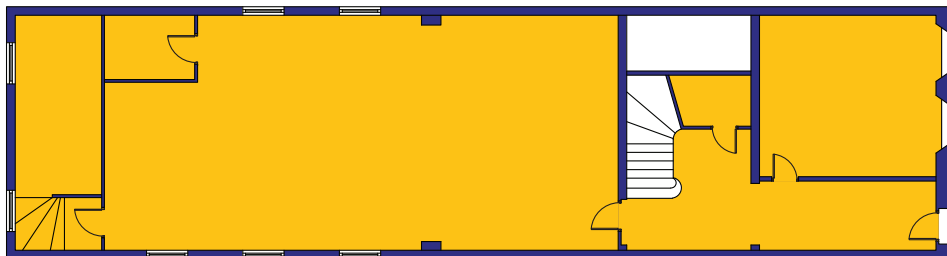
The subjects are entered into the current Valuation Roll at RV £18,000 therefore interim rates relief may be applicable.

Lease Terms

The premises are offered on a new 10 year lease at an initial rental in the region of £20,000 pa.

Floor Area

Ground Floor - 126.6sq.m 1,363sq.ft.



Further Information

For further details of viewing, site conditions, planning and disposal terms please contact sole agent:

David Griffin

Griffin Webster

T: 0141 248 7808

M: 07808 148 957

E: david@griffinwebster.co.uk



Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Griffin Webster, on its behalf and of to or after sellers of lessors of this property whose agents they are, give notice that: 1. the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. no person employed by Griffin Webster has any authority to make or give any representation or warranty to whatever in relation to this property.