

TO LET
OFFICE ACCOMMODATION



Suite 2/1, 2nd Floor
24 Sandyford Place
Glasgow, G3 7NG

- Located in the popular Park area
- Excellent transport links and local amenities
- Dedicated parking available
- Potential for rates exemption
- Rental offers in excess of £17,000 per annum

LOCATION

The subject property is located on Sandyford Place in close proximity to Kelvingrove Park. The majority of Sandyford Place comprises traditional townhouse or tenemental buildings containing a mix of offices and residential dwellings, this being replicated within other similar terraces in the immediately surrounding area.

The subjects benefit from easy access to the wide range of retail, leisure and civic amenities provided within Glasgow's City Centre. The area is also well served by public transport with a number of bus services utilising Sauchiehall Street and also Berkeley Street (to the south). In addition, Charing Cross railway station on the Glasgow North Suburban Railway Line is within 5-10 minutes' walk to the east. Access to the M8 motorway can be taken via junction 18 eastbound and 19 westbound.



DESCRIPTION

The subjects comprise a three-storey mid-terrace townhouse of traditional blonde sandstone construction surmounted by a pitched roof overlaid with a slate covering. The property is accessed from street level via a common close while a staircase provides access to the upper floors.

Internally, the subjects provide compartmentalised accommodation comprising 4 x office rooms, storage, a kitchen and WC facilities.

The property also benefits from rear grounds which have been surfaced to provide private parking, this being accessed via Sandyford Place Lane to the south.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Second Floor	94.25 sq.m	1,014 sq.ft
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LEASE TERMS

The premises are offered on a long term Full Repairing and Insuring lease.



RENT

We are instructed to seek offers in excess of £17,000 per annum.

As part of any letting, it is likely that our client will require a rental deposit or personal guarantee.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £10,500.

The poundage rates for 2025/2026 is £0.498 in the pound.

The ingoing occupier may benefit from 100% rates relief, subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise states, all prices, premiums and rents are quoted exclusive of Valued Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

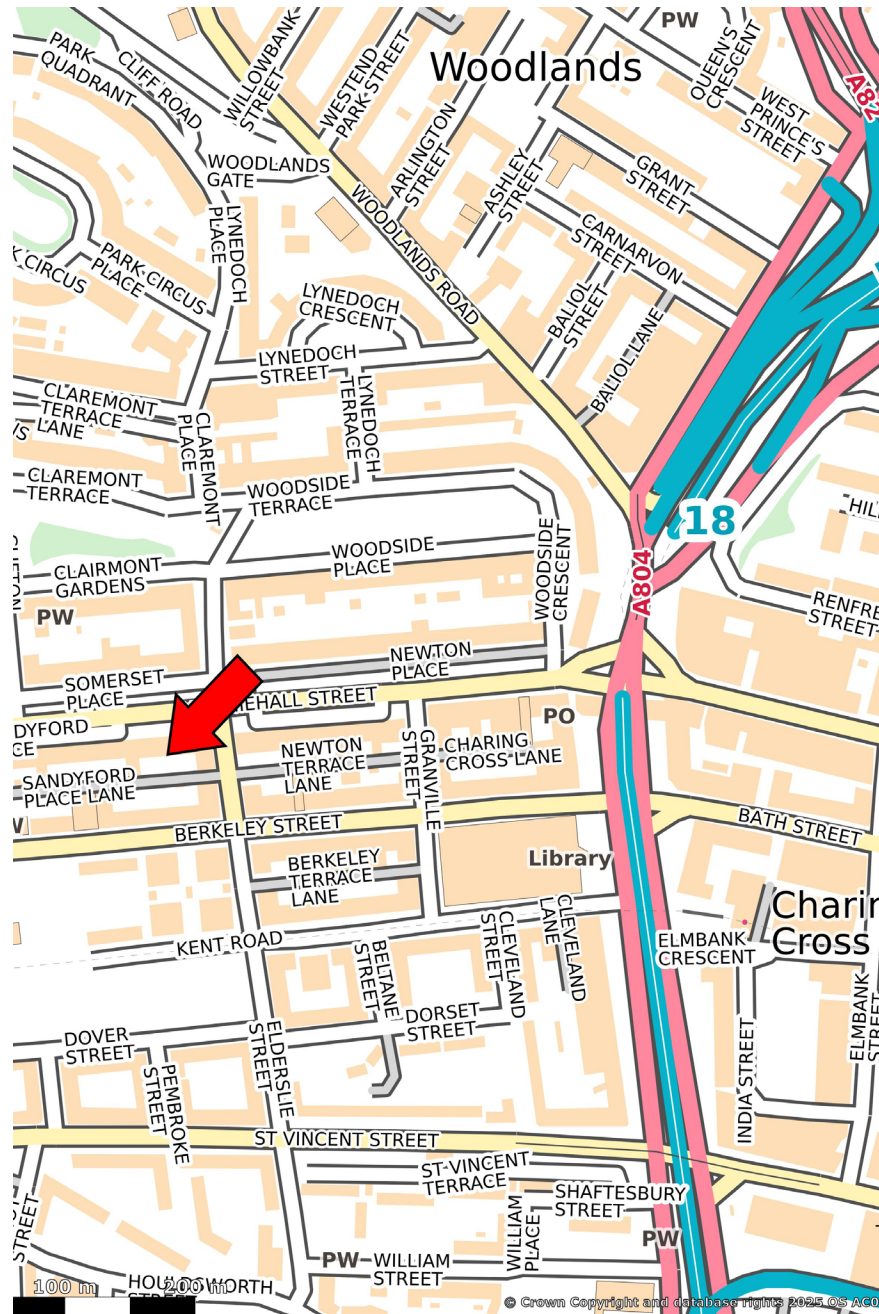
An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.



To arrange a viewing please contact:



RYAN FARRELLY

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TOM CONWAY

Associate

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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.