



**NEW  
TO LET / MAY SELL**

- COMMERCIAL OFFICE UNITS
- LOCATED IN GLASGOW'S CITY CENTRE
- FREE PARKING
- 4900 SqFt (455SqM)

**£800 P/M per unit -  
ALL INCLUSIVE**

**CONTACT:** Asim Baig MBA, BSc (Hons)

✉ [asimbaig@century21uk.com](mailto:asimbaig@century21uk.com)

☎ Mobile - 0749 501 8988 Office - 0141 611 0321

🌐 [www.century21uk.com/glasgow](http://www.century21uk.com/glasgow)

**20 SANDYFORD STREET, GLASGOW**

**G3 8QJ**

## LOCATION

This commercial property is ideally located in the Glasgow City area just 1 mile from Glasgow's city centre. The location benefits from easy access to the Argyle Street main road and A814 motorway.

Glasgow boasts a busy environment perfect for business in commercial units with a population of over 635,100.

## THE PROPERTY

The subject is comprised of modern luxurious office space that can also be used as studio space, bringing flexibility to this property. Some of the highlights of this property are free parking, all-inclusive utilities and the natural light that powerfully lights the areas.

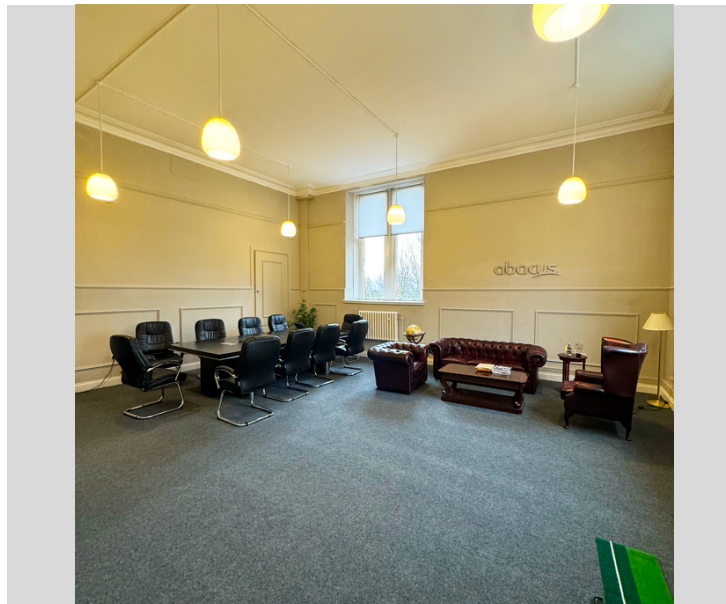
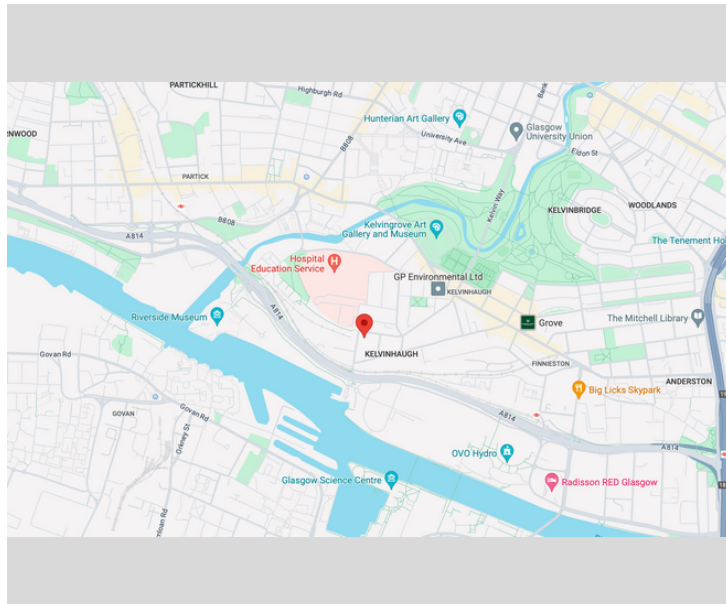
## ACCOMMODATION

NIA	SqFt	SqM
UNIT SPACE	4600	427
LANDING	300	28
TOTAL	4900	455

\*Please note there are two types of Units - Type A being 600 SqFt and Type B being 550 SqFt. There are 4 available units for each.\*

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.



20 SANDYFORD STREET, GLASGOW, G3 8QJ

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT

£800 P/M per unit.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For more information or to arrange a viewing please contact -

Asim Baig MBA, BSc (Hons): [asimbaig@century21uk.com](mailto:asimbaig@century21uk.com) - MOBILE 0749 501 8988 - OFFICE 0141 611 0321

All property information provided by Adanna Management Limited is subject to verification and availability. Prices, dimensions, and amenities may vary and are subject to change without notice. Adanna Management Limited operates in compliance with Scottish laws and regulations, including the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As part of our commitment to combat money laundering and terrorist financing, we collect and verify information on our clients and customers to ensure compliance with legal requirements. This includes gathering personal identification details such as name, address, date of birth, and other relevant information. By providing this information, our clients and customers help us maintain the integrity of our business operations and contribute to global efforts to combat financial crime. We do not accept liability for any inaccuracies or damages arising from the use of this information. For further inquiries or to learn more about our compliance procedures, please contact us directly.