



# CROSSTREES HOUSE

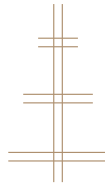
14 SANDYFORD PLACE • GLASGOW

TOWNHOUSE OFFICE SPACE  
TO LET IN GLASGOW



WWW.CROSSTREES.HOUSE





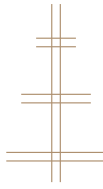
## CROSSTREES HOUSE

14 SANDYFORD PLACE • GLASGOW

A mid-terraced building comprising of 3 spacious and classically elegant floors, **CROSSTREES HOUSE** provides all the luxury resources for impeccable services to each office.

With a total of 10 principal rooms, 3 bathrooms, and a large sumptuous boardroom, the townhouse carefully retains the finest features of the original carved walnut panelling and high ceilings.





## CROSSTREES HOUSE

14 SANDYFORD PLACE - GLASGOW

# LETTING OPPORTUNITY

## CURRENT OPTION TO **LET THE UPPER FLOOR**

## RENTAL TERMS ON ENQUIRY

### INTERNALLY, THE OFFICES BENEFIT FROM:

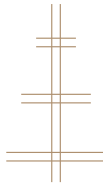
- Carpeted floors (Kitchen and WC - vinyl flooring)
- Decorative cornice work
- A wet radiator system
- WC facilities on all floors (2 with shower)
- Communal kitchen on the ground floor

### THE COMMON OFFICE AREAS BENEFIT FROM:

- 6 CAR PARK SPACES
- Stone and timber flooring within the main entrance lobby
- Carpeted staircase and landings with oak border
- Integrated flush lighting and an antique wrought iron handrail feature



ENQUIRE ABOUT LETTING THE UPPER FLOOR



## CROSSTREES HOUSE

14 SANDYFORD PLACE • GLASGOW

### UPPER FLOOR

#### AVAILABLE **TO LET**

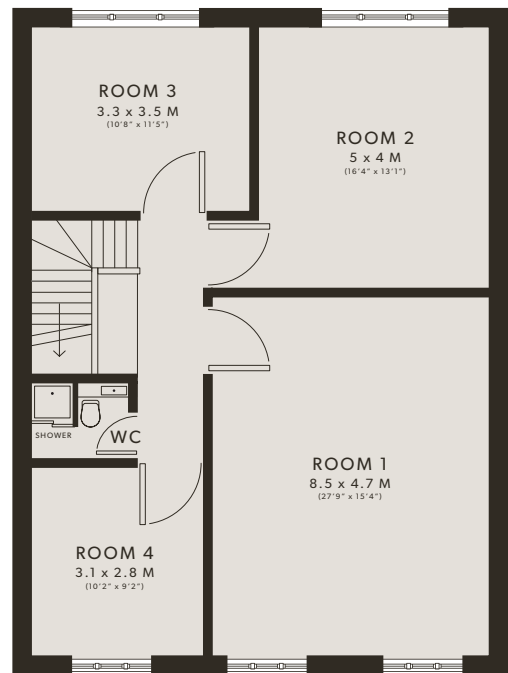
##### THE UPPER FLOOR SPECIFICATION:

- 4 Main Offices & 1 WC Facility
- 2 Storage Cupboards
- Approx. Area: 819 SQ. F. / 76.1 SQ. M.
- Approx. Storage: 3 SQ. F. / 0.3 SQ. M.

##### RENTAL TERMS ON ENQUIRY



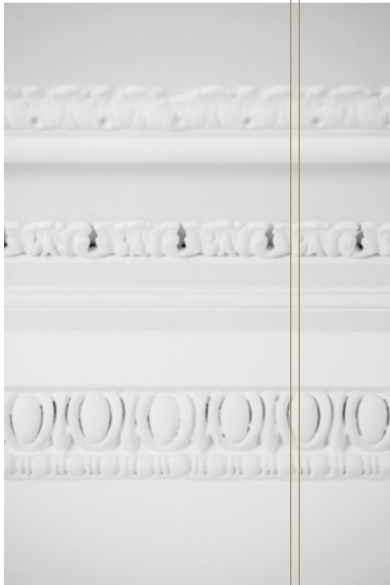
##### THE UPPER FLOORPLAN

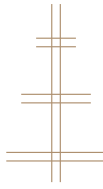


Please Note: Dimensions are approximate

ENQUIRE ABOUT LETTING THE UPPER FLOOR







## CROSSTREES HOUSE

14 SANDYFORD PLACE • GLASGOW

### GROUND FLOOR

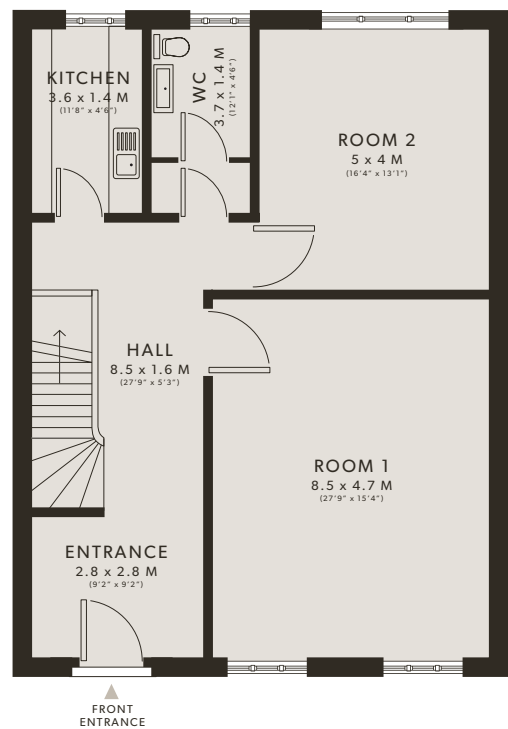
#### THE GROUND FLOOR SPECIFICATION:

- 1 Main Office & 2 Storage Cupboards
- 1 Boardroom
- Kitchen & Bathroom, plus Cloakroom
- Approx. Area: 602 SQ. F. / 55.9 SQ. M.
- Approx. Storage: 5 SQ. F. / 0.5 SQ. M.

#### FLOOR CURRENTLY LET

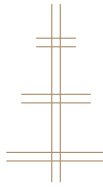


#### THE GROUND FLOORPLAN



Please Note: Dimensions are approximate

ENQUIRE ABOUT LETTING THE UPPER FLOOR



## CROSSTREES HOUSE

14 SANDYFORD PLACE • GLASGOW

### LOWER GROUND FLOOR

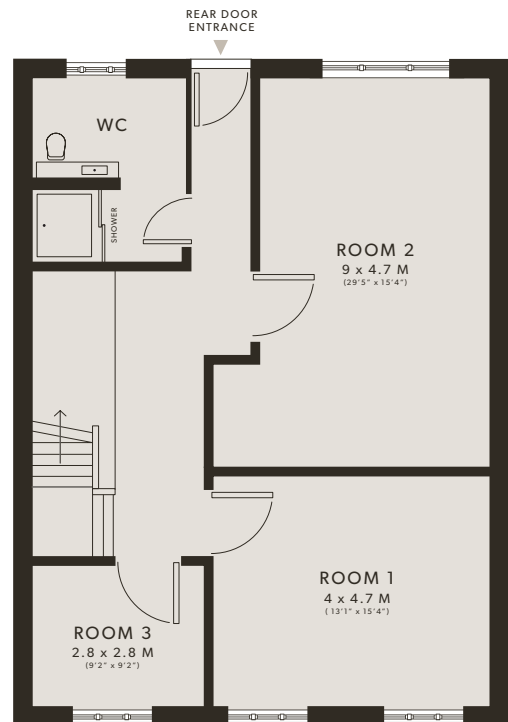
#### THE LOWER GROUND FLOOR SPECIFICATION:

- 3 Main Offices & 1 WC Facility
- 2 Storage Cupboards
- Approx. Area: 633 SQ. F. / 58.8 SQ. M.
- Approx. Storage: 28 SQ. F. / 2.6 SQ. M.

FLOOR  
CURRENTLY LET



#### THE LOWER GROUND FLOORPLAN

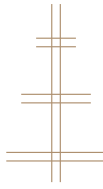


Please Note: Dimensions are approximate

ENQUIRE ABOUT LETTING THE UPPER FLOOR







# CROSSTREES HOUSE

14 SANDYFORD PLACE • GLASGOW

Email interest to [enquiries@crosstrees.house](mailto:enquiries@crosstrees.house)

We will endeavour to get back to you  
as soon as possible.





## CROSSTREES HOUSE

14 SANDYFORD PLACE • GLASGOW

CROSSTREES HOUSE FOR THEMSELVES  
AND FOR VENDORS OR LESSORS OF  
THIS PROPERTY WHOSE AGENTS THEY  
ARE GIVE NOTICE THAT:

(I) THE PARTICULARS ARE SET OUT AS  
A GENERAL OUTLINE ONLY FOR THE  
GUIDANCE OF INTENDED LESSEES,  
AND DO NOT CONSTITUTE, NOR  
CONSTITUTE ANY PART OF, AN OFFER  
OF CONTRACT;

(II) ALL DESCRIPTIONS, DIMENSIONS,  
REFERENCE TO CONDITION AND  
NECESSARY PERMISSIONS FOR USE  
AND OCCUPATION, AND OTHER  
DETAILS ARE GIVEN WITHOUT  
RESPONSIBILITY AND ANY INTENDING  
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;

(III) NO PERSON IN THE EMPLOYMENT OF  
CROSSTREES HOUSE HAS ANY AUTHORITY  
TO MAKE OR GIVE ANY REPRESENTATION  
OR WARRANTY WHATEVER IN RELATION TO  
THIS PROPERTY.

(IV) WE BELIEVE THE DETAILS CONTAINED  
HEREIN TO BE CORRECT, HOWEVER  
THEIR ACCURACY IS NOT GUARANTEED  
AND THEY DO NOT FORM ANY PART  
OF A CONTRACT. PHOTOGRAPHS AND  
FLOORPLANS ARE PRODUCED FOR  
GENERAL INFORMATION AND GUIDANCE.  
IT MUST NOT BE INFERRED THAT ANY OF  
THE ITEM(S) / DIMENSIONS DISPLAYED  
ARE CORRECT, OR ARE CONFIRMED AN  
BEING INCLUDED WITH THE PROPERTY.

DESIGN BY **TALISMAN.DESIGN**