

the  
helix building

MODERN HIGH QUALITY OFFICES **TO LET**



POTENTIAL TO FIT OUT FOR LABORATORY USE IN PART OR WHOLE 3,600 SQ FT (334 SQ M)



Kelvin Campus  
West Of Scotland Science Park • Maryhill Road • Glasgow

**G20 OSP**

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## LOCATION

West of Scotland Science Park is located 4 miles north west of Glasgow City Centre at the East Dunbartonshire boundary. The park is situated on the main arterial route of Maryhill Road (A81) and is well served by Maryhill train station (0.60 miles). Glasgow International Airport is located 9.5 miles to the south west. West of Scotland Science Park is a well-established location for science and technology companies. The Kelvin Campus makes up part of the park to the south of Maryhill Road. Notable occupiers on the park include Merck Life Sciences, Sartorius Stedim and Coherent. On the adjacent Glasgow University Garscube Campus there is the Beatson Institute & Wolfson Wohl Cancer Research Centres, School of Veterinary Medicine and Small Animal Hospital.

## DESCRIPTION

The premises comprise a detached two-storey H-formation building designed to high quality incorporating -

- > Secure communal reception area
- > Good quality LED lighting and heating
- > Natural ventilation
- > Raised access floors
- > Energy saving environmental features
- > Generous floor to ceiling height
- > Ample car parking
- > 8 person passenger lift
- > DDA compliant

The property has been designed to easily accommodate laboratory fit outs if required.

## ACCOMMODATION

The office available extends to a Net Internal Area - 3,600 sq ft.

## RATES

The office is entered in the Valuation Roll at a Rateable Value of £30,250.

## TERMS

The property is offered on full repairing and insuring terms at a rent of £68,400 per annum.

## SERVICE CHARGE

The service charge for the property, which includes a contribution to the maintenance and 24 hour security across the park is currently at £13,356 per annum.

## VAT

All prices, premiums, rents etc are quoted exclusive of VAT. Please note that VAT will be payable.

## LEGAL COSTS

Each party will meet their own legal costs, with the ingoing tenant liable for any Land and Buildings Transaction Tax.

## FURTHER INFORMATION

If you require any further information or would like to arrange a viewing please contact our letting agent.



## COLIN MCMANUS

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