

TO LET
LABORATORY SPACE | 3,559 sq ft

WEST OF SCOTLAND SCIENCE PARK

Block 7, Kelvin Campus, West of Scotland Science Park
Maryhill Road, Glasgow G20 0SP



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- GMP Standard Laboratory (installed 2017)
- Communal Car Parking
- Situated on main arterial route of Maryhill Road (A81)
- Well served by Maryhill Train Station (0.60 miles)



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.

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 are made up of ground floor GMP standard laboratory (installed 2017) and first floor office and canteen space. The property benefits from a bright communal reception area with passenger lift and communal car parking is provided to the front of the building.

The laboratory space comprises:

- The lab is GMP compliant
- The air conditioning uses Mitsubishi equipment which is still in warranty
- There is a change over panel installed to facilitate the connection of a back up generator.

ACCOMMODATION

The property extends to the following Gross Internal Areas:

Ground Floor Laboratory	2,496 sq ft (232 sq m)
First Floor Office/Canteen	1,063 sq ft (99 sq m)
Total Area	3,559 sq ft (331 sq m)

RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £19,600

SERVICE CHARGE

The service charge liability for the unit is currently budgeted at £13,150 per annum.

LEASE TERMS

The property is available on full repairing and insuring terms for a period to be agreed. The rental is £71,200 per annum exclusive of VAT.

VAT

VAT will be payable on the rental.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

Further details available upon request.



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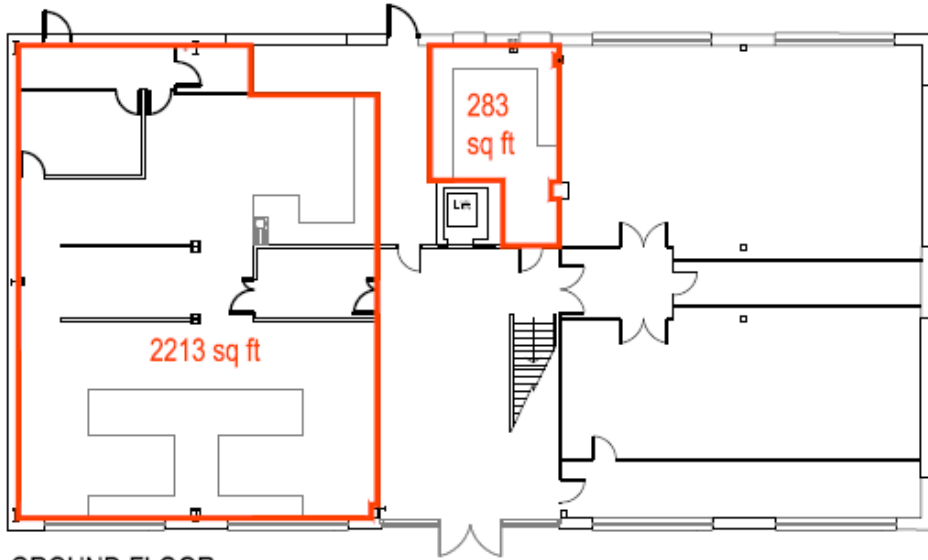
Colin McManus

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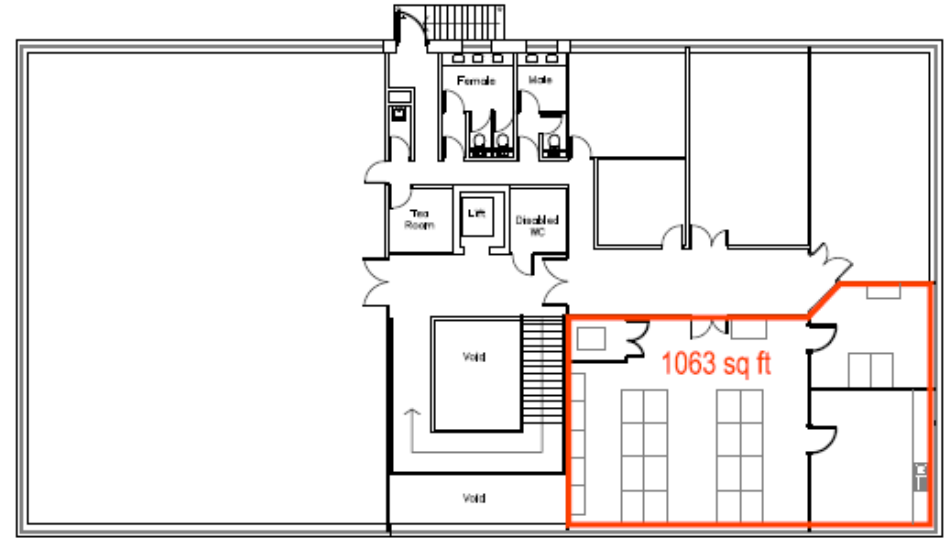
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LETTING PLANS



GROUND FLOOR



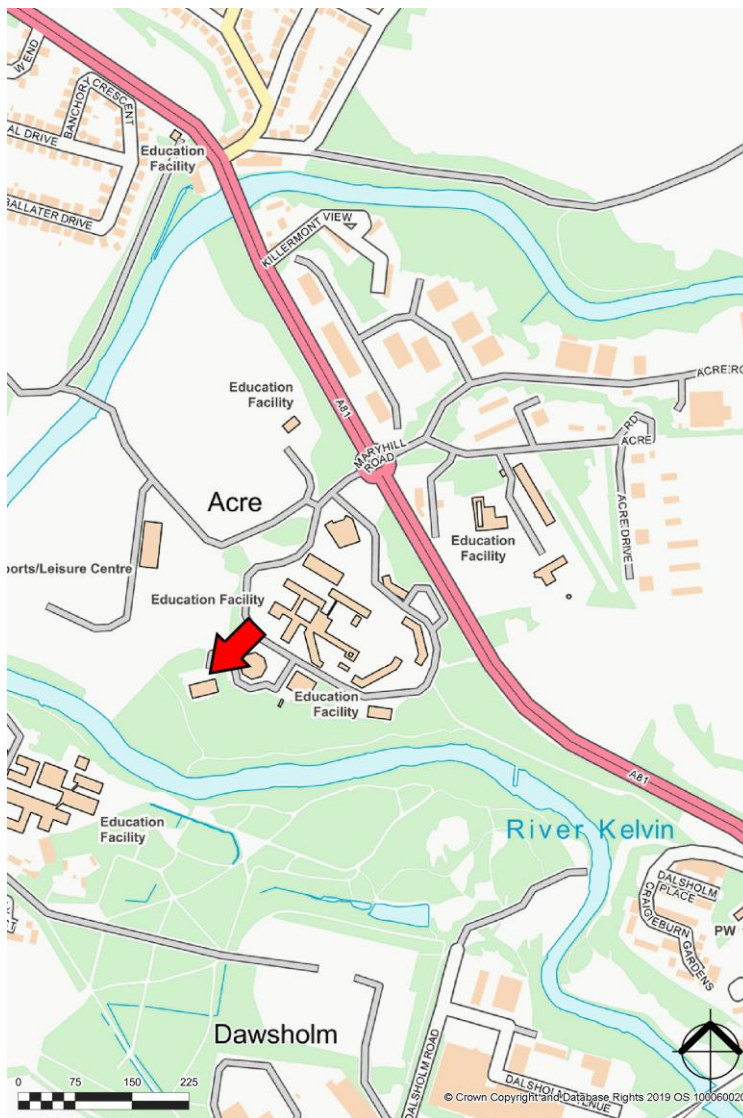
FIRST FLOOR



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VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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