

**TO LET**  
1,862 SQ FT

# WEST OF SCOTLAND SCIENCE PARK

Unit 4.04, Kelvin Campus, West of Scotland Science Park  
Maryhill Road, Glasgow G20 0SP



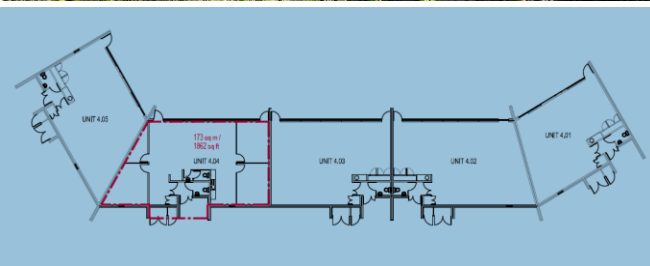
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- West of Scotland Science Park
- Communal Car Parking
- Situated on main arterial route of Maryhill Road (A81)
- Well served by Maryhill Train Station (0.60 miles)





## 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 comprise an end terrace single storey unit benefits from a good quality office fit out but suitable for conversion to production/testing. The current specification includes:

- Carpet tile floor coverings
- Perimeter trunking for IT and telecoms
- Gas fired central heating system
- Recently upgraded double glazing
- Two WCs
- Tea prep area

Communal car parking is located to the front of the building.

## ACCOMMODATION

The property extends to a Gross Internal Area of 1,862 sq ft.

## RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £14,500. Please note that this property qualifies for the Small Business Bonus Scheme, allowing nil payments. Please check with the local authority to see whether your company qualifies.

## SERVICE CHARGE

The service charge liability for the unit is currently budgeted at £4,030 per annum.

## TENURE

The property is available for lease on Full Repairing and Insuring terms at a period to be agreed. The rental is £33,500 per annum, exclusive of VAT.

## VAT

VAT will be payable.

## 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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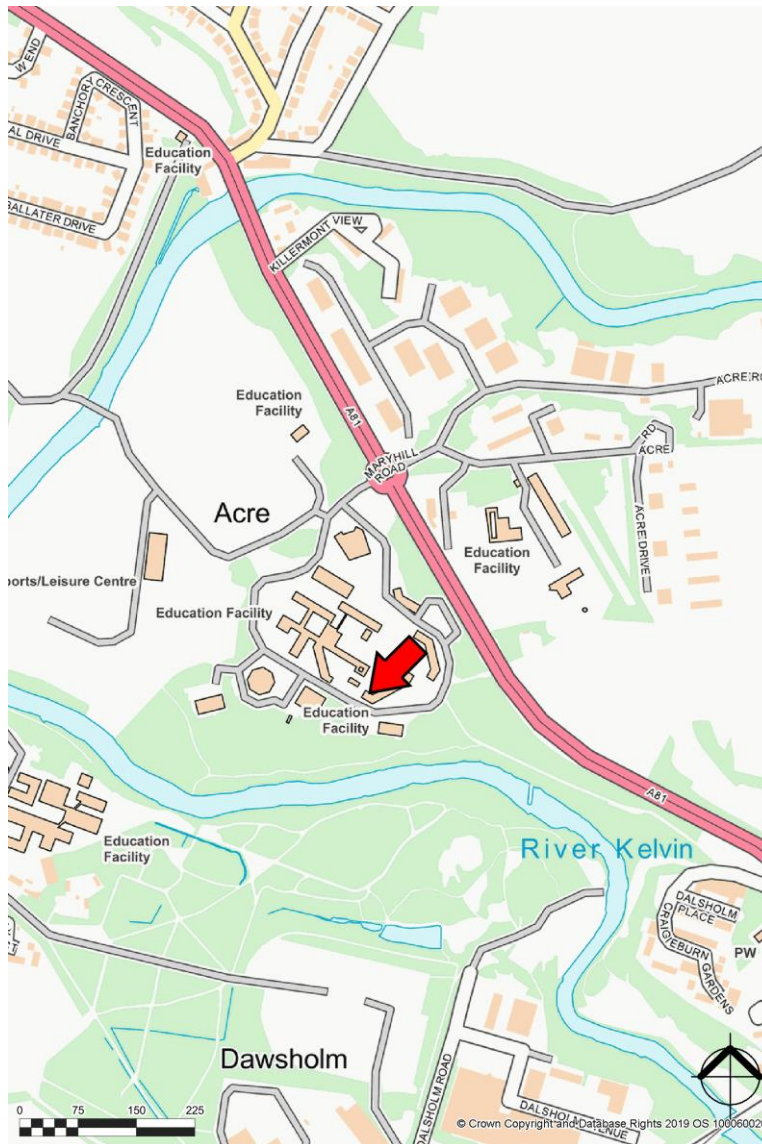
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## VIEWING/FURTHER INFORMATION

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

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