

**TO LET**  
869 SQ FT  
Refurbished Office

# WEST OF SCOTLAND SCIENCE PARK

Unit 3.01, Kelvin Campus, West of Scotland Science Park  
Maryhill Road, Glasgow G20 0SP

**Colliers**

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- Refurbished ground floor office - Capable of conversion to laboratory
- Eligible for rates-free occupation under the Small Business Bonus Scheme
- On the main arterial route of Maryhill Road (A81)
- 0.60 Miles to Maryhill train station
- Communal car parking



## 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 Maryhill Road (A81) and is well served by Maryhill train station (0.60 miles). Glasgow International Airport is located 9 miles to the south west. A national cycle route runs through the park.

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 single storey unit with 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 central heating system
- Recently upgraded double glazing
- WC
- Meeting rooms and conference facilities available
- Reception services & on-site security 24hrs

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

## ACCOMMODATION

The property extends to a Gross Internal Area of 869 sq ft.

## RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £12,000. Rates payable £5,976 per annum but under the Small Business Bonus Scheme you may be eligible to have rates-free occupation).

## AMENITIES

The park has access to the Garscube Estate fitness and leisure facilities. Nuffield health and David Lloyd centres are located nearby. The adjacent towns of Bearsden and Milngavie have a range of national supermarkets, local shops, cafes, bars and restaurants. The towns have three of the top 10 performing state schools in Scotland. There are five golf courses in the area including Glasgow Golf Club.

## RENT

The rent is £19,120 per annum plus VAT.

## SERVICE CHARGE

The service charge liability for the unit is currently budgeted at £4,669 per annum.

## TENURE

The property is available for lease on Full Repairing and Insuring terms at a period to be agreed.

## 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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