

DM HALL

To Let

Modern, flexible first-floor office accommodation, with dedicated parking

2 Redwood Court,
East Kilbride,
Glasgow, G74 5PF



2,802 to 3,544 sq ft
(260.31 to 329.25 sq m)

- Good commuter location near Hairmyres station.
- Suitable for office, laboratory or research uses.
- Dedicated parking spaces
- Suites available from 2,802 sq ft to 3,544 sq ft
- Flexible lease terms available
- Rent from £25,000 per annum

LOCATION

2 Redwood Court is situated within Peel Park, one of East Kilbride's most established business locations, comprising a mix of modern industrial, warehouse, trade counter and office accommodation. The estate supports a diverse occupier base including manufacturers, distributors, trade suppliers, showroom operators and professional businesses.

Peel Park benefits from excellent connectivity, located immediately adjacent to the A726 Glasgow Southern Orbital, providing direct access to the M77, M74 and the wider Scottish motorway network.

Hairmyres railway station is within walking distance of the subjects and offers regular services to East Kilbride, Hamilton and Glasgow Central. As part of the ongoing East Kilbride Enhancement Scheme, the station is being relocated immediately south of the development and will benefit from a new park and ride facility, EV charging infrastructure and transport interchange.

East Kilbride is Scotland's largest and most successful New Town, with a population of over 76,000 and continuing residential and commercial growth. The nearby Hairmyres and Jackton areas are undergoing significant expansion, with approximately 850 new homes planned.

Nearby occupiers include Dickie & Moore, Traveltek, Richmond Packaging, Mentholatum, Target Healthcare, Lidl and Redwood Nursery.



DESCRIPTION

The subjects comprise two modern first floor office suites within a detached office pavilion.

The accommodation is available either as a single self-contained floor or as two individual suites to suit occupier requirements.

The suites are currently fitted to provide a combination of private offices, meeting rooms and open plan accommodation, together with dedicated kitchen and WC facilities within each suite.

The Right suite also benefits from internal despatch area, at ground floor with a goods lift, extending in total to 1553 sq ft (51.37 sq m) approximately.

The ground floor is occupied by a nursery operator, whilst the office accommodation benefits from its own dedicated ground floor entrance and stair access. The suites are supported by 15 dedicated car parking spaces, allocated as 8 spaces to the right-hand suite and 7 spaces to the left-hand suite.

The accommodation provides an attractive working environment suitable for a variety of office, professional service or training uses.

FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Rent
1st	Right Suite	3,544	329.25	£28,000 /annum
1st	Left Suite	2,802	260.31	£25,000 /annum
Total		6,346	589.56	

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



VAT

Not applicable

NON-DOMESTIC RATES

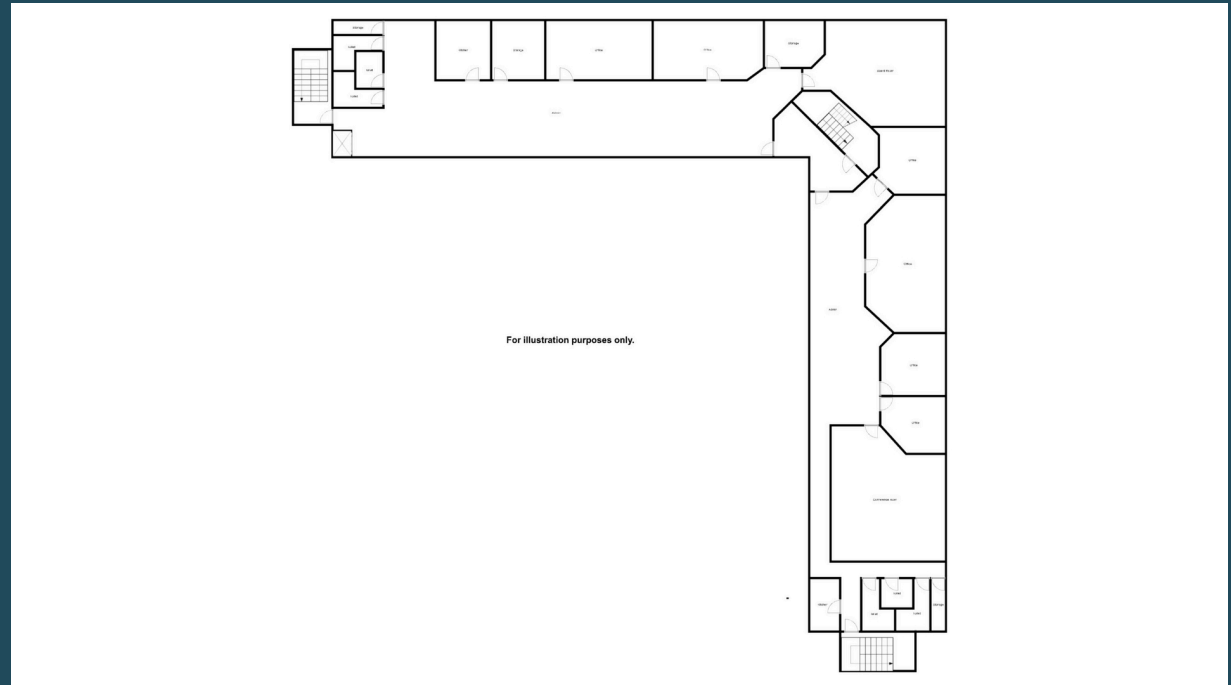
Rates Payable: The existing Rateable Value will require to be reassessed upon subdivision and occupation of the individual suites. Incoming occupiers should satisfy themselves in respect of the likely rates liability with the local Assessor. Further information is available from the letting agents upon request.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DM HALL



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RICS

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PROPERTY REF: WSA3008

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