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TO LET

Office

UNIT 2, 5 WOODILEE IND ESTATE, WOODILEE ROAD, KIRKINTILLOCH, G66 3UU

The subjects comprise office suites on the first floor of an industrial property. The building has recently been completely re-clad.

- Self contained space
- Potential rates relief
- No VAT payable on rent
- Rates exemption potential
- Free parking
- 302.86 sqm (3,260 sq ft)

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LOCATION

Kirkintilloch is located around 12 miles north of Glasgow and sits within the East Dunbartonshire Council area. The Town is principally accessed via the A803 which connects with the M80 motorway via neighbouring Bishopbriggs.

A wide range of services and facilities are available within the town with good transport links to/from Glasgow city centre via both road and rail.

The property is located within the popular and well established Woodilee Industrial Estate which lies to the south of Kirkintilloch Town Centre.

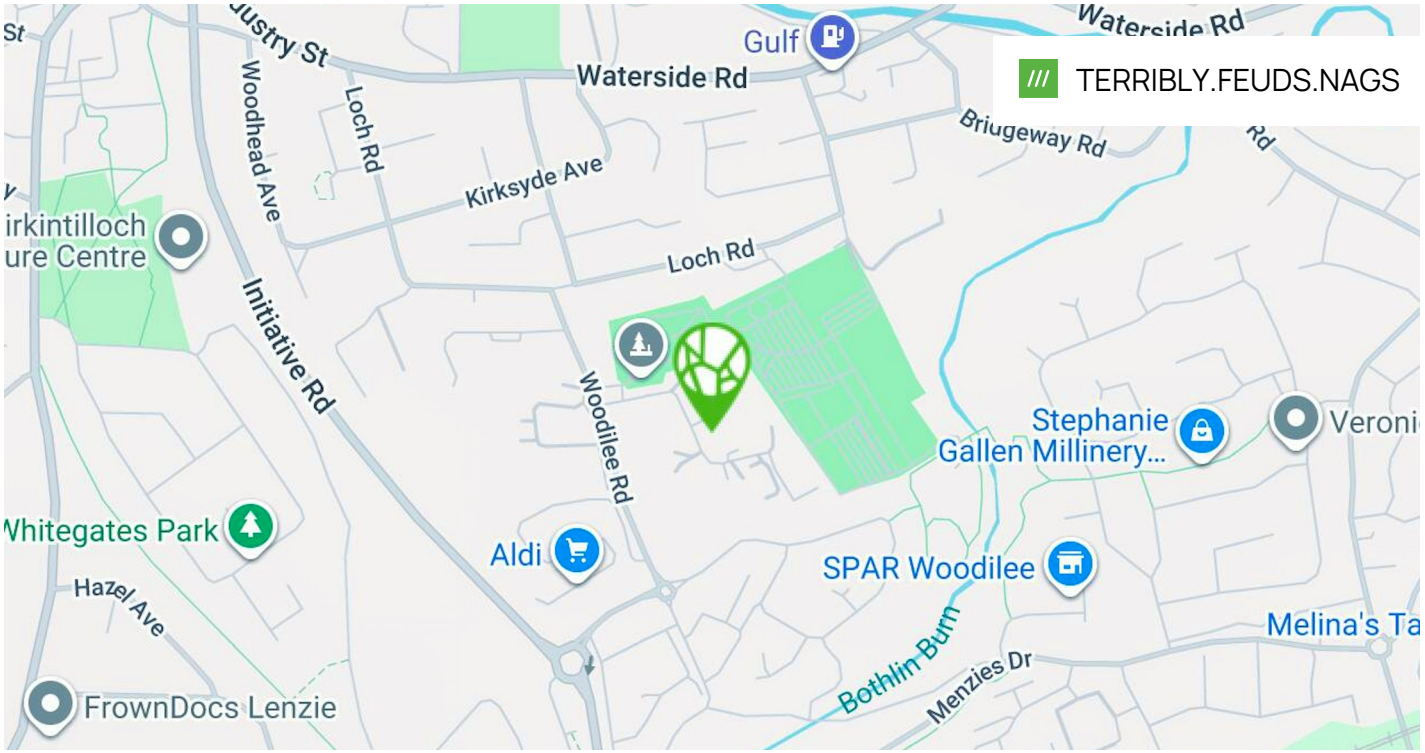
Surrounding occupiers within the estate include The Clean Factor, GM Shopfitting Services and DSD Supplies.

DESCRIPTION

The subjects comprise office suites on the first floor of an industrial property. The building has recently been completely re-clad.

Internally, a dedicated stairwell leads to the first floor which benefits from a waiting area. There are a number of various sized rooms, a kitchen and welfare facilities. The entire space has been renovated to a high standard. The floor throughout is of laminate/tile. The walls and ceilings are of plaster/paint.

Space heating is provided electrically.



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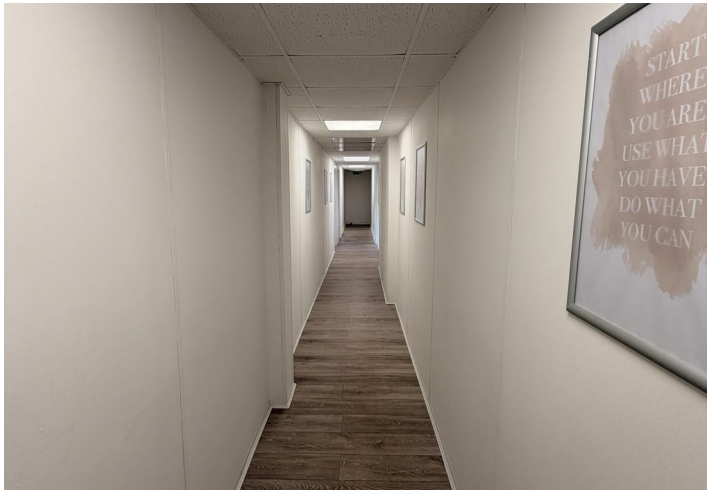
START
WHERE
YOU ARE
USE WHAT
YOU HAVE
DO WHAT
YOU CAN

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
1st	Office	3,260	302.86

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £17,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,700. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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