

TO LET

Modern Self Contained Ground Floor Office Suite

Unit 2C Orbital Court Peel Park, East Kilbride, G74 5PH

2175 sq ft (202.06 sq m)



- > Self contained modern ground floor
- > Well known fully occupied business park
- > Open plan with high quality fit out and furniture
- > Good natural light
- > Comfort cooling
- > 8 allocated car spaces
- > Flexible length lease available

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LOCATION

East Kilbride is a major conurbation on the south side of Glasgow. Situated in the well known Peel Park business area, Orbital Court is a popular business park and home to a number of well known businesses. The park is in a prominent position fronting Eaglesham Road. The location allows easy access to all areas of East Kilbride and to the motorway network (M77/M74) via the nearby A726 East Kilbride orbital.

From the A726 or Eaglesham road, local access is via Redwood Drive then onto Redwood Avenue then immediately turn right into Redwood Court.

Hairmyres station is a short distance away with regular trains into Glasgow city centre.

DESCRIPTION

Developed in 2008, the subjects comprise a steel frame construction high quality modern self contained ground floor within the largest block on the park. Recently vacated, the suite benefits from the existing high quality contemporary fit out and optional furniture. The floor space has its own male and female toilets plus a staff kitchen area..

The current fit out can easily be removed but comprises a reception and waiting area, meeting room, staff break out area, a large private office, a comms and a large open plan area with the benefit of a comfort cooling cassette unit. Heating is by a gas fired boiler radiator system.

The suite has the benefit of 8 allocated car parking spaces within the developments private car park.

Further details on the existing fit out are available on request.

SPECIFICATION

- > Natural light to the front and rear
- > Suspended ceiling with recessed lighting
- > Carpeted raised access floor
- > Existing fit out
- > DDA compliant access

ACCOMMODATION

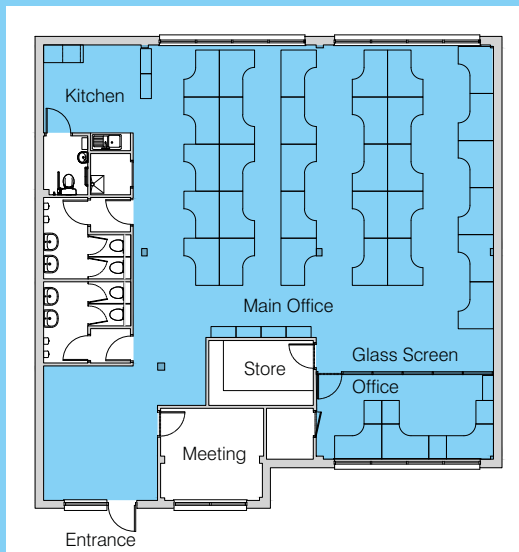
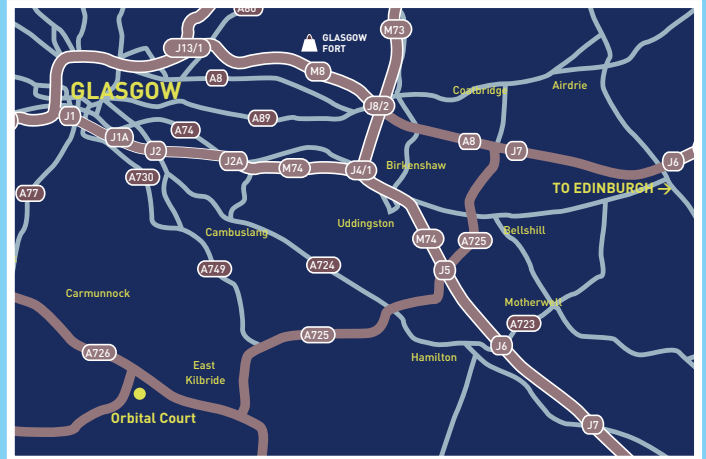
Approximate Net Internal Area 2175 sq ft (202.06 sq m)

RATEABLE VALUE

We have been verbally advised by the Assessor that the property has a current Rateable Value of £23,000. The ingoing occupier will be responsible for all rates charges.

SERVICE CHARGE

The tenant will be responsible for all their own running costs in respect of the suite plus a proportion of any building and park common/service charges. Details are available on request.



LEASE TERMS

Short or long leases will be considered. Any lease will be on full repairing and insuring terms.

RENTAL

Available upon application.

EPC

The suite has a rating of 'D'.

VIEWING AND FURTHER INFORMATION

Viewings are by appointment – please contact the joint letting agents.

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