Ryden

FOR SALE (MAY LET)

MODERN OFFICE / HQ BUILDING

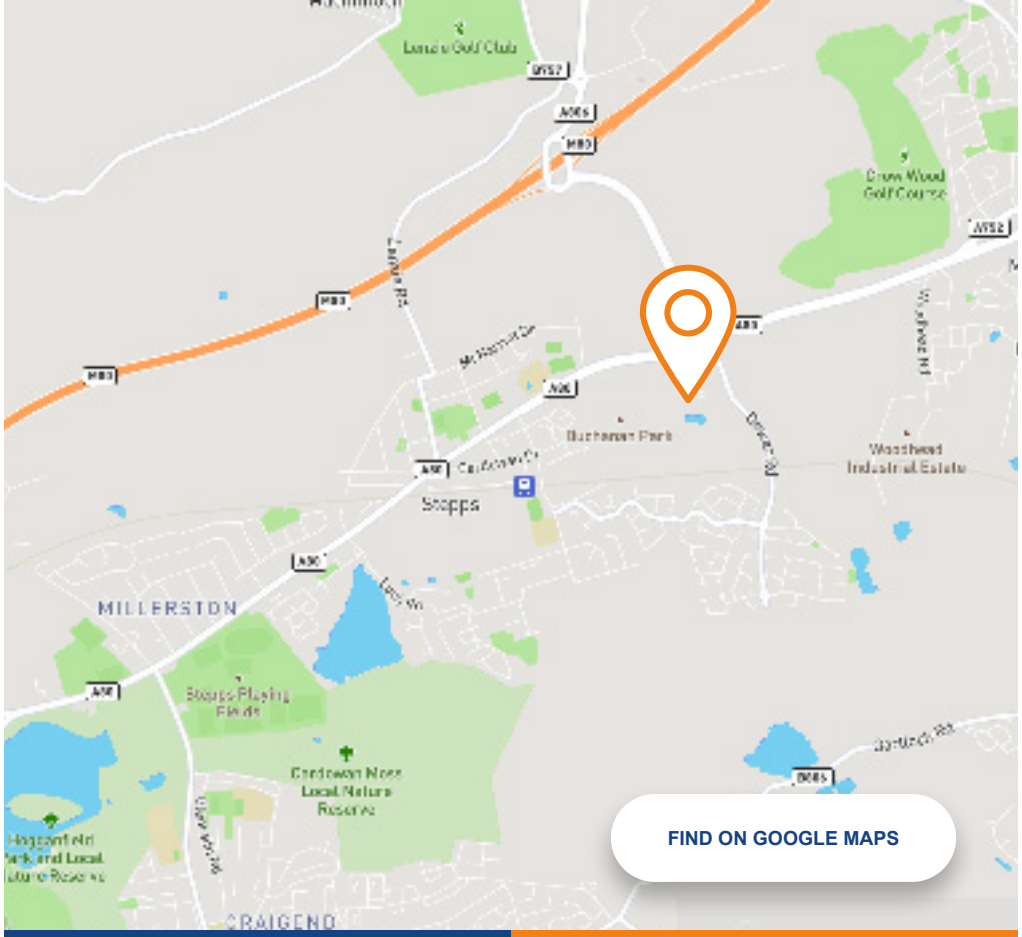
1,881.55 SQ M (20,253 SQ FT)



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KELVIN HOUSE
BUCHANAN GATE
STEPPS
G33 6FB

- 71 DEDICATED CAR SPACES
- SHORT TERM INCOME OF £255,000 PER ANNUM
- HIGHLY ACCESSIBLE LOCATION FOR CENTRAL BELT
- FLEXIBLE FLOOR PLATES



AN ESTABLISHED BUSINESS PARK PROVIDING EXCELLENT MOTORWAY ACCESS

LOCATION

Kelvin House is situated in Buchanan Gate Business Park, a prominent and well established business park to the north-east of Glasgow City Centre in North Lanarkshire. The business park is home to a number of occupiers including Scottish Water, RSK and BAM Construction.

A Premier Inn hotel is situated adjacent to the park along with a Brewers Fayre family restaurant and Bannatyne's Health Club is within a 5 minute walk. Stepps town centre provides a range of local amenities and is a short distance from the subjects.

The park is situated directly adjacent to Junction 3 of the M80 motorway, providing a direct link to the M8 motorway network whilst Stepps Train station is within 1 mile from the building. A variety of bus routes serve the area passing the park via Cumbernauld Road.

DESCRIPTION

Kelvin House is a prominent three storey modern office building benefiting from excellent levels of daylight throughout.

The specification comprises:

- Secure door entry system
- Lift access to upper floors
- Suspended ceiling incorporating LED lighting
- Air conditioning
- Openable, double glazing windows
- Carpet covered raised access flooring
- Male, female and accessible toilets
- Shower facilities
- 71 car parking spaces
- All electric building
- EPC A
- Equality Act compliant

TENANCY

The subjects are leased to BAM Construct UK Limited until 30/09/2028 at an annual rental of £255,000 incorporating breaks at 31/03/2027, 30/09/2027 and 31/03/2028, subject to the provision of 4 months' prior notice.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
SECOND FLOOR	624.95	6,727
FIRST FLOOR	623.93	6,716
GROUND FLOOR	632.66	6,810
TOTAL	1,881.55	20,253

71 dedicated car spaces.

RATEABLE VALUE

The subjects are entered into the valuation roll with a Rateable Value of £205,000.

PROPOSAL

Offers in excess of £1.6 million for the heritable interest are invited. This reflects an attractive net initial yield of 15.02% after allowing for standard costs and LBTT, and a low capital rate of £79 per sq ft.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the purchaser/tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.







VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



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GET IN TOUCH

Please get in touch with our selling/leasing agents for more details.

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Ryden

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