TO LET

(AVAILABLE BY WAY OF ASSIGNATION)

Office Premises

NIA: 119.84 SQM (1,290 SQFT)

Modern Office Premises

Situated Within Close Proximity to East Kilbride Town Centre

Located Within an Established Business Park

Rent: £14,520 p.a. (excl VAT)

CLICK HERE FOR VIRTUAL TOUR!



UNIT 35-36 ARX HOUSE, SCOTTISH ENTERPRISE BUSINESS PARK, EAST KILBRIDE, G75 0QD

CONTACT:

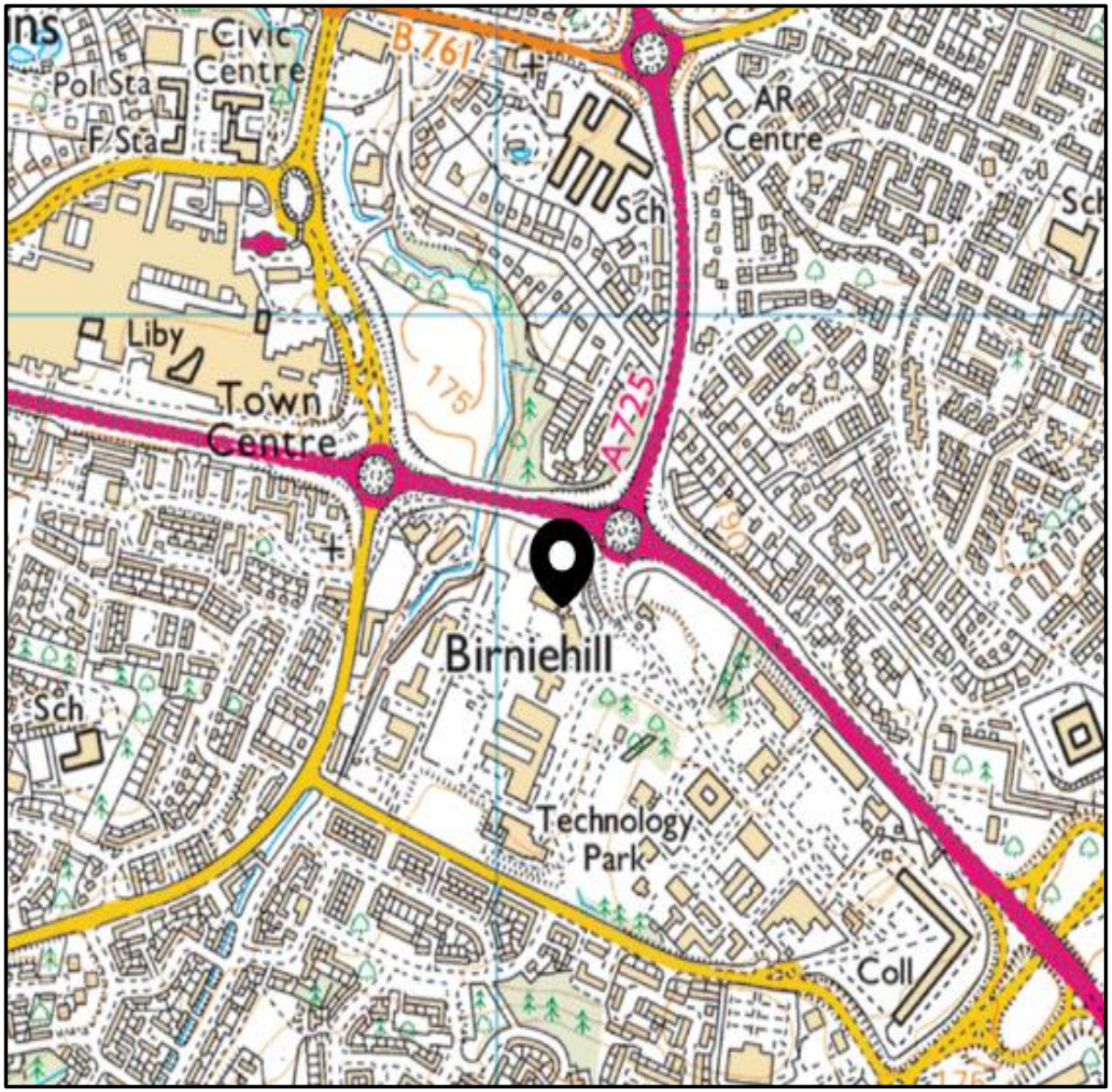
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Location

UNIT 35-36 ARX HOUSE, SCOTTISH ENTERPRISE BUSINESS PARK, JAMES WATT AVENUE, EAST KILBRIDE, G75 0QD



The subjects are located in East Kilbride lying approximately 11 miles Southeast of Glasgow City Centre within South Lanarkshire's Council district.

East Kilbride benefits from excellent transport links with Glasgow Road, the M77 and M74 all being located in close proximity, providing access to Glasgow City Centre and Scotland's wider motorway network. East Kilbride Train Station is located approximately 1.5 miles from the subject property and provides direct services to Glasgow Central Station.

The subject occupies a prominent position in the Scottish Enterprise Technology Park, within close proximity to East Kilbride's Town Centre. The surrounding area benefits from a blend of commercial operators including Cairn Ecology, Caledonian Financial Management and Clansman Dynamics.

CLICK HERE FOR LOCATION

Description

UNIT 35-36 ARX HOUSE, SCOTTISH ENTERPRISE BUSINESS PARK, JAMES WATT AVENUE, EAST KILBRIDE, G75 0QD





The subjects comprise an office premises situated within a multi tenanted office building. The property benefits from pedestrian and vehicular access via James Watt Avenue.

Internally the subjects consist of primarily open plan office space, benefitting from a carpet floor covering panels and acoustic tiled ceiling with LED lighting incorporated throughout. This is further complemented by two cellular offices separated by way of glass partition to the rear of the premise.

The building features a grand two-storey entrance with access to communal meeting rooms also provided. Furthermore, the wider building offers a communal kitchen prep facility, W/C facilities and shower facilities. Staff and customer can also be found to the front and rear.

ACCOMMODATION

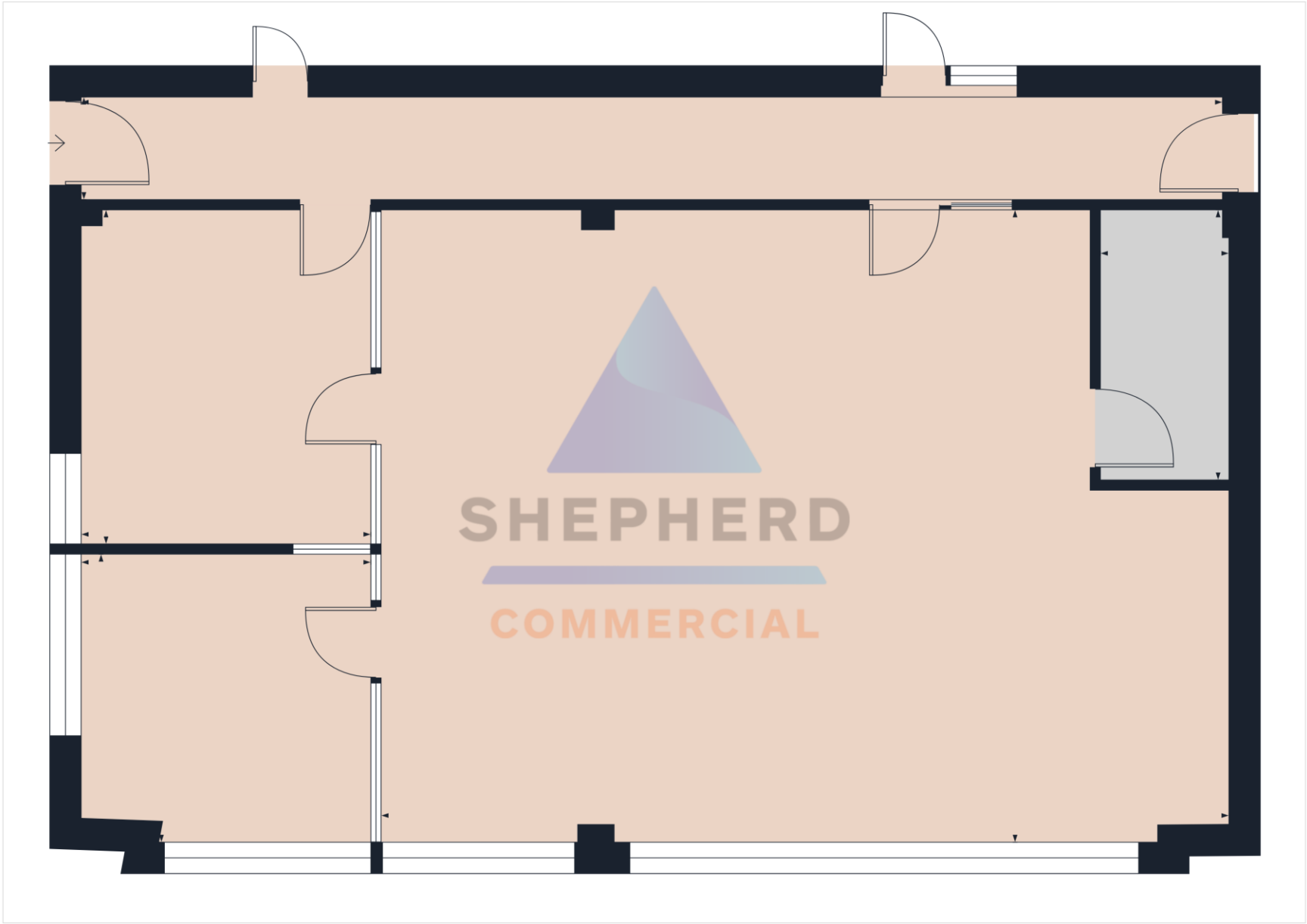
Accommodation	SQM	SQFT
First Floor	119.84	1,290
TOTAL	**119.84**	**1,290**

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan

UNIT 35-36 ARX HOUSE, SCOTTISH ENTERPRISE BUSINESS PARK, JAMES WATT AVENUE, EAST KILBRIDE, G75 0QD

Floor Plan For indicative Purposes Only



The Detail

UNIT 35-36 ARX HOUSE, SCOTTISH ENTERPRISE BUSINESS PARK, JAMES WATT AVENUE, EAST KILBRIDE, G75 0QD

RENT

We are offering the subjects by way of assignation.

LEASE INFORMATION

Rent: £14,520 per annum

Expiry: 1st March 2028

Lease Type: FRI

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £12,300. The rate poundage for 2026/27 is 48.1p to the pound.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

SERVICE CHARGE

The relevant service charge information shall be made available upon request to seriously interested parties.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLISHED: OCTOBER 2026

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