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!



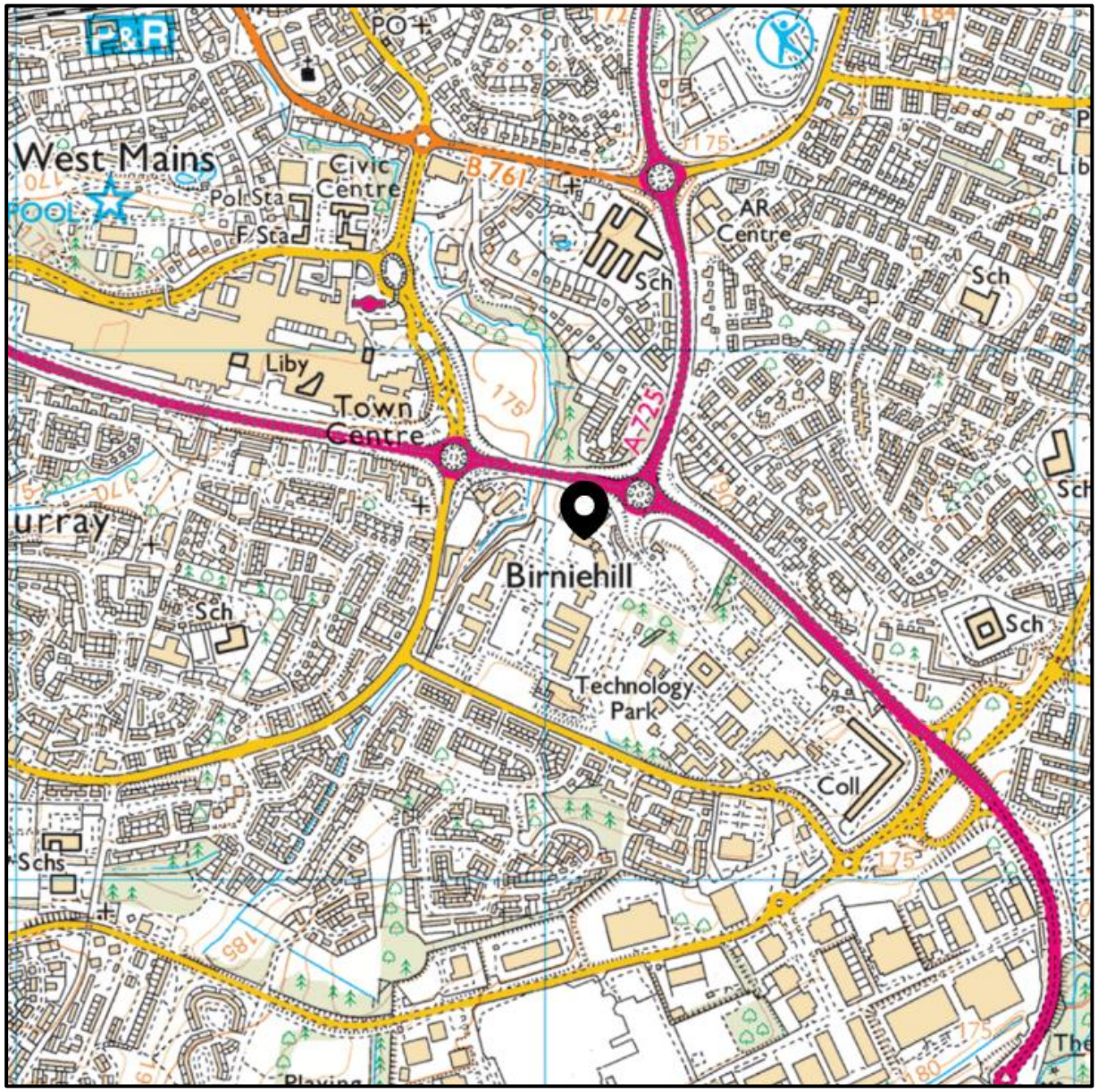
SUITE 35-36 ARX HOUSE, JAMES WATT AVENUE, SCOTTISH ENTERPRISE BUSINESS PARK, EAST KILBRIDE, G75 0QD

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Location



The subjects are located in East Kilbride, approximately 11 miles south-east of Glasgow City Centre within South Lanarkshire's Council district.

East Kilbride benefits from excellent transport links the Kingsway, Queensway and Strathaven Road being located immediately adjacent to the subjects, offering connectivity into Glasgow City Centre, Lanarkshire 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 via Glasgow's Southside.

More specifically, the subjects occupy a prominent position in the Scottish Enterprise Technology Park, which acts as one of the primary professional and administrative hubs within South Lanarkshire. The wider estate benefits from a number of notable occupiers such as South Lanarkshire College, Caledonian Financial Managements and McCrae Training Centre Ltd.

CLICK HERE FOR LOCATION

Description





The subjects comprise a first-floor office suite situated within a wider, two-storey detached office pavilion. The building is multi-tenanted and operates as a business centre with communal facilities including meeting rooms, W/C accommodation and kitchen/prep areas accessible via a communal hallway

The office accommodation benefits from carpeted, raised-access flooring throughout with plastered walls incorporating perimeter trunking space in places. The suite is well lit with a combination of ample natural lighting via the large glazed windows, alongside LED lighting panels within the suspended acoustic tiled ceiling throughout. A modern, high-quality heating/cooling system is also incorporated within the suspended ceiling.

The accommodation offers a large open plan general office with two cellular suites to the rear benefitting from glazed partitions.

The suite benefits from both pedestrian and vehicular access off James Watt Place, via a communal car park offering 38 parking spaces.

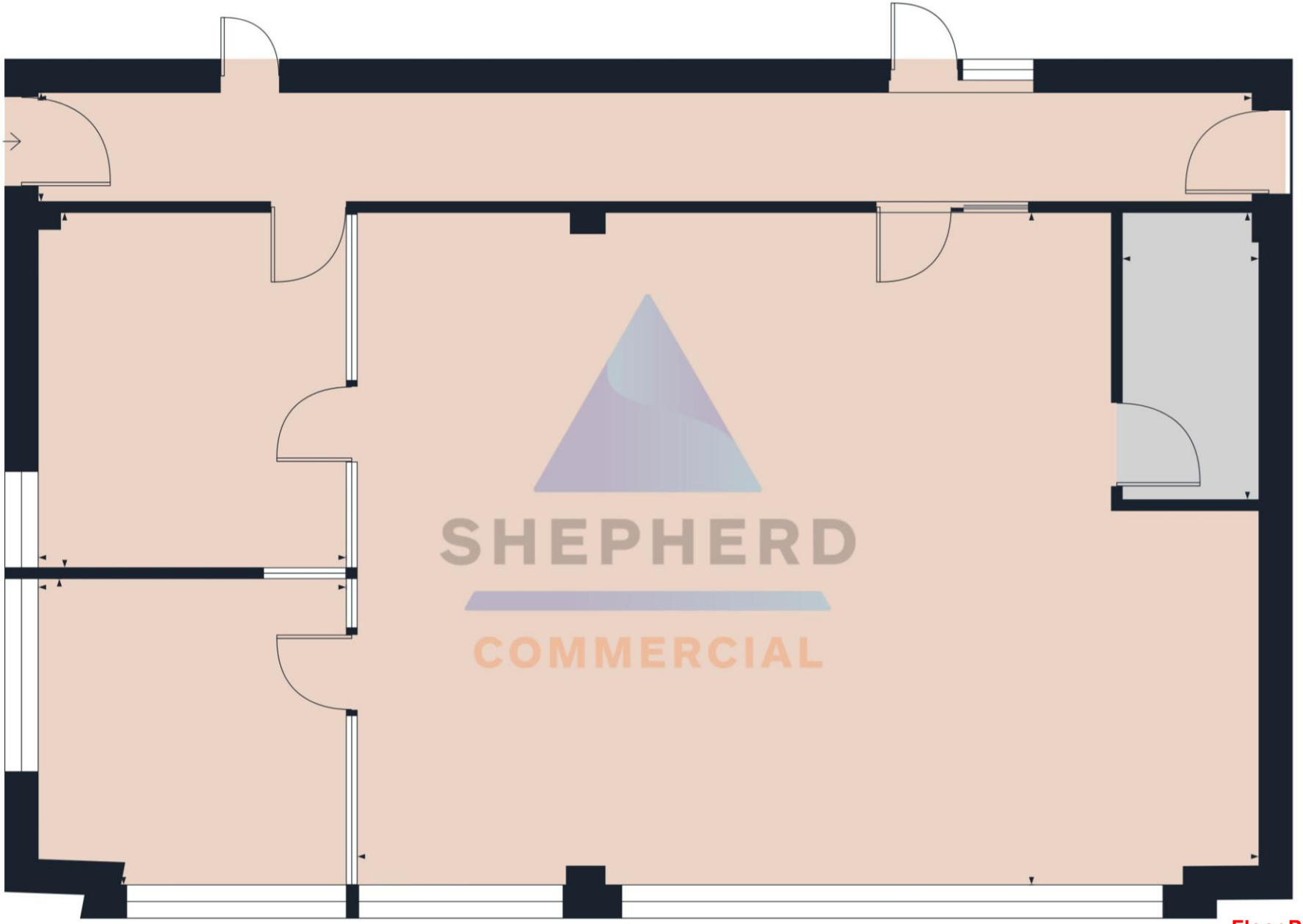
ACCOMMODATION

	SQM	SQFT
Suite 35-36	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

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



Floor Plans are for indicative purposes only

The Detail

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. As such, any incoming tenants may benefit from partial relief via The Scottish Government's Small Business Bonus Scheme.

PLANNING

We understand that the property currently benefits from Class 4 Planning Consent. 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.

South Lanarkshire Council Planning Portal

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC Rating of E. A copy of the energy performance certificate can be provided to interested parties upon request.

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: November 2026

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