



To Let

**317 sq ft
refurbished
office space**



West of
Scotland
Science Park

UNIT 6.01

Kelvin Campus, Maryhill Road, G20 0SP

Flexible office space and potential lab and R&D space set in a beautifully landscaped 61-acre site next to the River Kelvin.

WWW.WOSSP.CO.UK

About the space

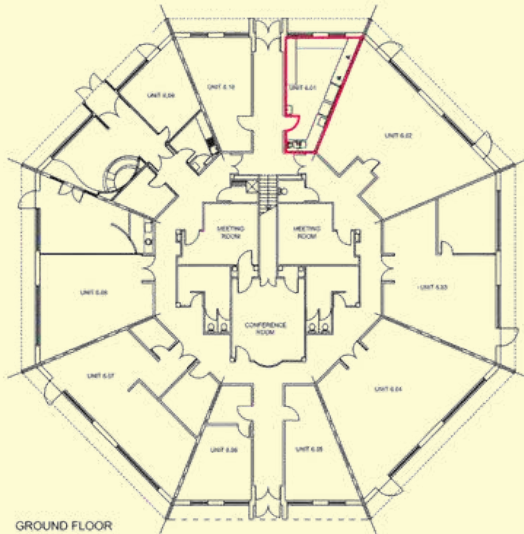
Unit 6.01 is a single storey unit with a good quality office fit out and suitable for conversion to production and testing.

At 317 sq ft, it's ideal for spinouts and start-ups establishing a professional base.

- ✓ Flexible lease terms
- ✓ Broadband
- ✓ Office & R&D potential
- ✓ Free communal parking



Specification



Rateable value

Rateable value of £5,000

Rates payable: £2,405 per annum

Qualifies for the Small Business Bonus Scheme, if eligible

Service charge

£1,868 per annum plus VAT

Lease

On full repairing and insuring terms
Rent on application

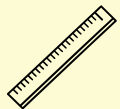
Legal costs

Each party is responsible for paying their own legal fees

EPC rating

Rated A

Area size



**317
sq ft**

Current specification

- Carpet tile floor coverings
- Perimeter trunking for IT and telecoms
- Electric central heating system
- Recently upgraded double glazing
- Communal WCs
- Meeting rooms and conference facilities available
- Reception services & on-site security 24hrs

Location

The West of Scotland Science Park is located 3 miles northwest of Glasgow City Centre, on the A81 Maryhill Road near Bearsden.

It is readily accessible from the M8 and M80 motorways.

The Park is within a 13 minutes' walk of Maryhill train station and 42 minutes' walk of Anniesland train station. It's served by the 17, 60 and 60A bus routes.



About the West of Scotland Science Park

The West of Scotland Science Park provides an excellent working environment for spinouts, start-ups and high-growth science and technology businesses.

The Park is home to over 40 companies. It has established clusters in life sciences, critical tech, medtech & diagnostics, and engineering, bolstered by strong links to the University of Glasgow and University of Strathclyde.



61
acres of
park

**Mature
landscaping**

**On-site
childcare
facilities**

**Allocated
parking**

**24/7
security**

**Sports &
gym
complex**

**Fully-
equipped
meeting
rooms**

About Speyroc

On-site developer Speyroc offer a responsive and accessible service.

They can support you with entry and fit-out requirements





Kelvin Campus
Maryhill Road
G20 0SP
+44 141 946 7161

Unit 6.01 is available to let on flexible lease terms. Please contact the letting agents for more information.

Arrange a viewing

For further information or to view
Unit 6.01 please contact:

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