

Kelvin Campus . West of Scotland Science Park . Glasgow G20 0SP



# VENTURE

## BUILDING

25,471 sq ft (2,367 sq m)  
of flexible, sustainable  
office & laboratory space

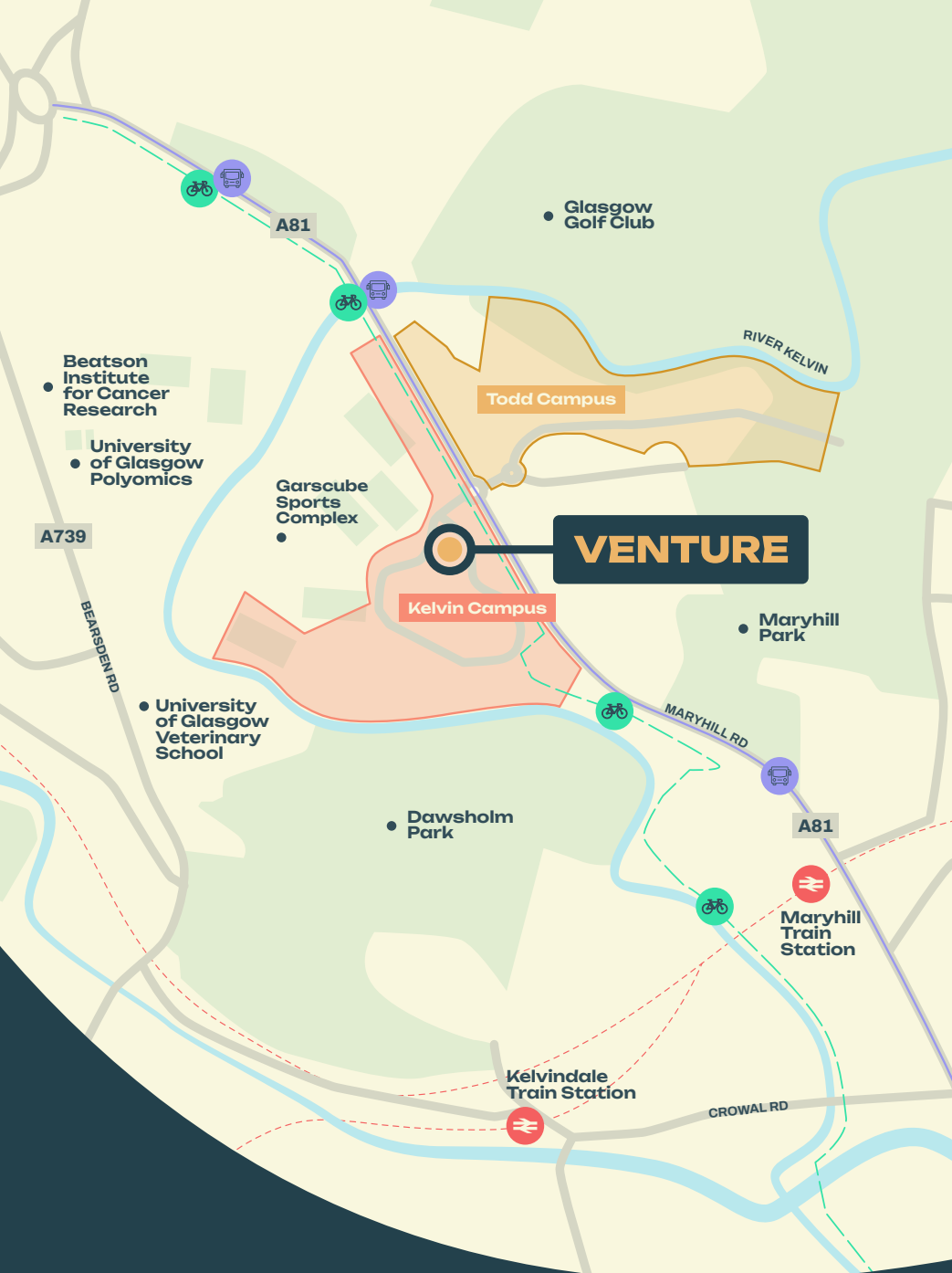
Venture Building

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**TO  
LET**





# Location

West of Scotland Science Park is located 3 miles northwest of Glasgow City Centre, on the A81 Maryhill Road near Bearsden, and is readily accessible from the M8 and M80 motorways. It is within 15 minutes' walk of Maryhill train station and also benefits from dedicated bus services.



**Secure communal  
reception area**



**'A' rated Energy  
Performance  
Certificate (EPC)**



**Flexible open  
plan office and  
laboratory space**



**Communal heating  
from air source  
heat pumps**



**36kW rooftop  
PV array**



**Generous  
floor to ceiling  
height**



**Renewable power  
from an 11kW  
wind turbine**



**BREEAM  
'Excellent'**



**Spacious 3 storey  
atrium with  
feature bridge link**



**High quality LG7  
light fittings with  
daylight and motion  
sensors**

# Description



**84 dedicated car  
parking spaces**



**Solid floors  
with under  
floor heating**



**Designed to optimise  
natural ventilation,  
solar gain and day  
lighting**

# Connections



## Train

### Maryhill Train Station

- 0.7 miles from WOSSP (15 mins walk)
- Buses connect directly from WOSSP
- 2 trains per hour directly to Glasgow Queen Street

### Glasgow Central & Queen Street Stations

- Respectively 4 and 5 miles from WOSSP (20 mins by car)
- Direct hourly service to London Euston as well as Caledonian Sleeper
- 10 trains per hour to Edinburgh Waverley



## Subway

- 15 stations around Glasgow
- Glasgow SPT Zone Cards accepted
- Return and Day tickets available



## Bike

### Glasgow Cycle Network

- Clyde path goes through the park alongside the River Kelvin
- Links north to Bearsden & Milngavie
- Links south to Hillhead, Finnieston & Glasgow City Centre



## Bus

### Bus Routes - B10, C10, 17, 60, 60A

- Dedicated bus stop with direct routes to Glasgow City Centre



## Plane

### Glasgow Airport

- 10 miles from WOSSP (20 mins by car)
- 100+ destinations worldwide
- Direct flights to London, North America, Europe, Asia and the Middle East

**VENTURE**  
BUILDING



# Amenity

**The West of Scotland Science Park provides an excellent working environment to attract talent to start-ups and high growth technology companies.**

As well as occupying an attractively landscaped 61 acre site, the Park boasts a wide range of onsite facilities including childcare, a sports complex and free parking. Each building has access to optical fibre broadband and is secured with CCTV and round the clock security patrols.



**Mature  
landscaping**



**24/7  
Security**



**Sports  
complex  
& gym**



**Conferencing  
facilities**



**On-site  
childcare  
facilities**



**Fully  
equipped  
meeting  
rooms**



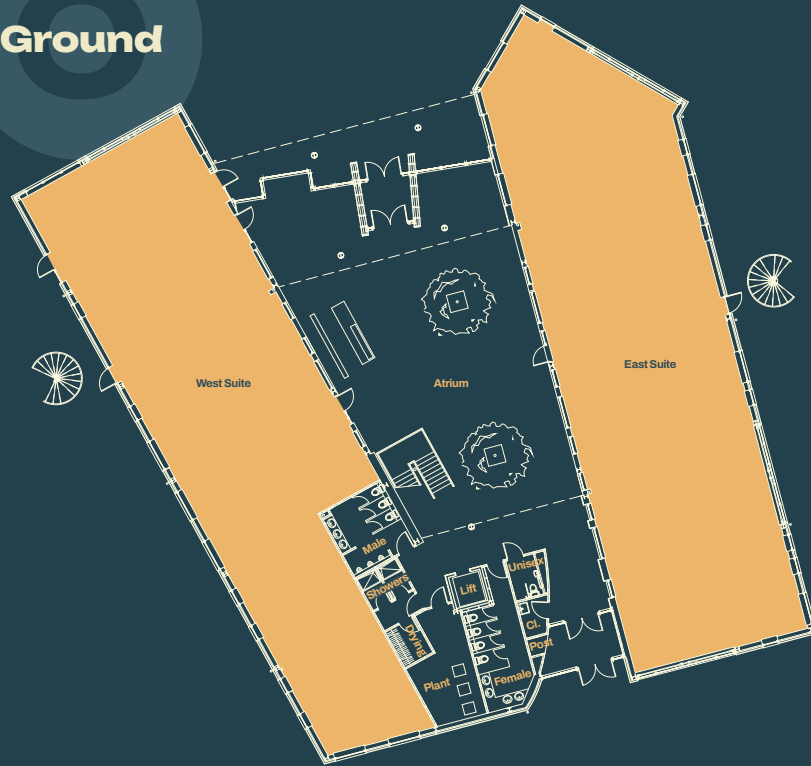
**Allocated  
parking**



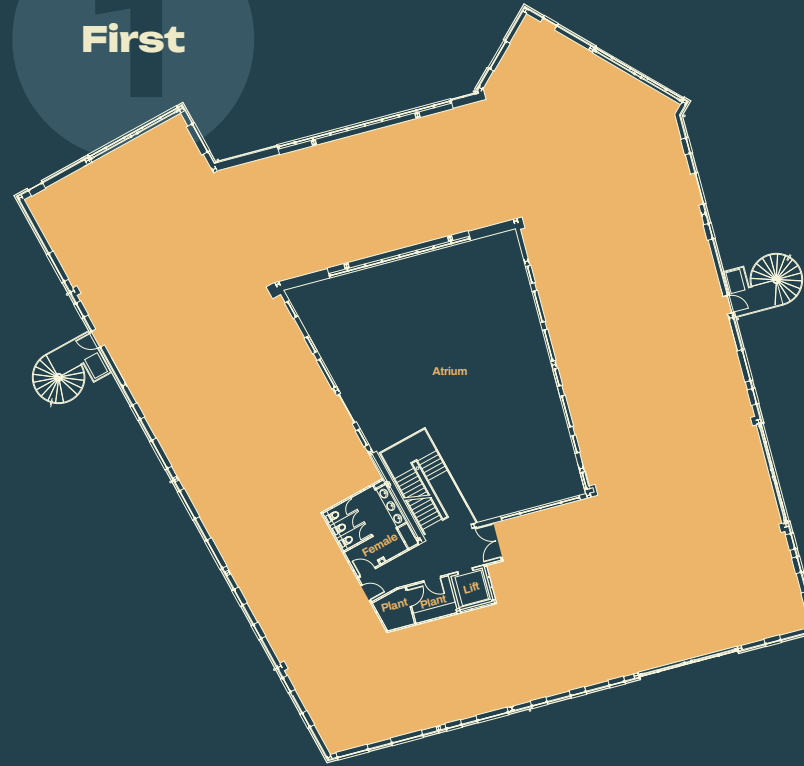
**Football  
& rugby**



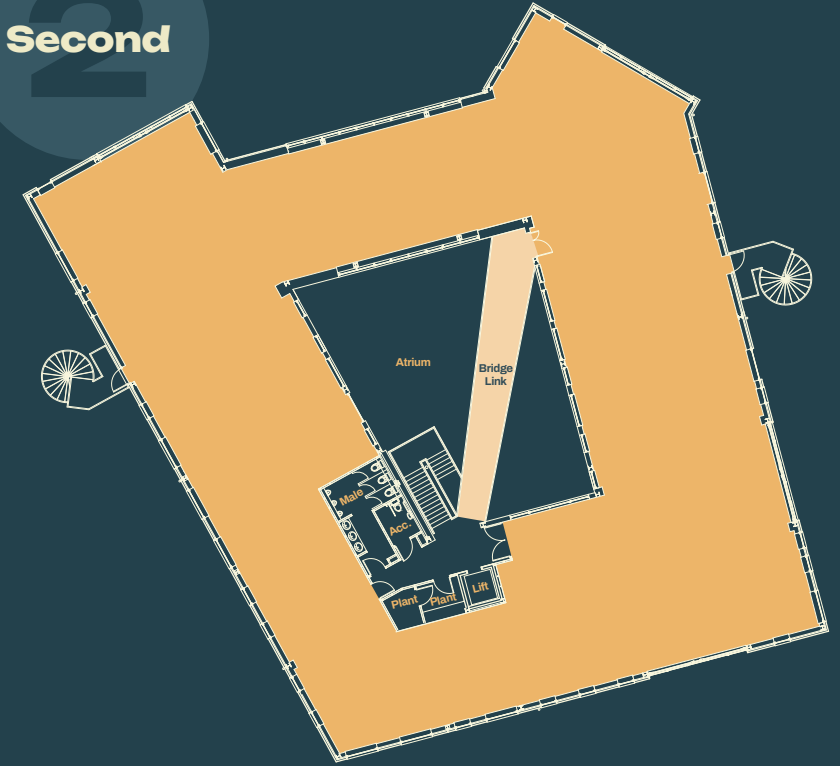
Ground



First



Second



# Accommodation

The property extends to the following Net Internal Areas:

FLOOR	SQ M	SQ FT
Second	855	9,204
First	855	9,204
Ground – West Suite	312	3,359
Ground – East Suite	345	3,714
<b>TOTAL</b>	<b>2,367</b>	<b>25,481</b>

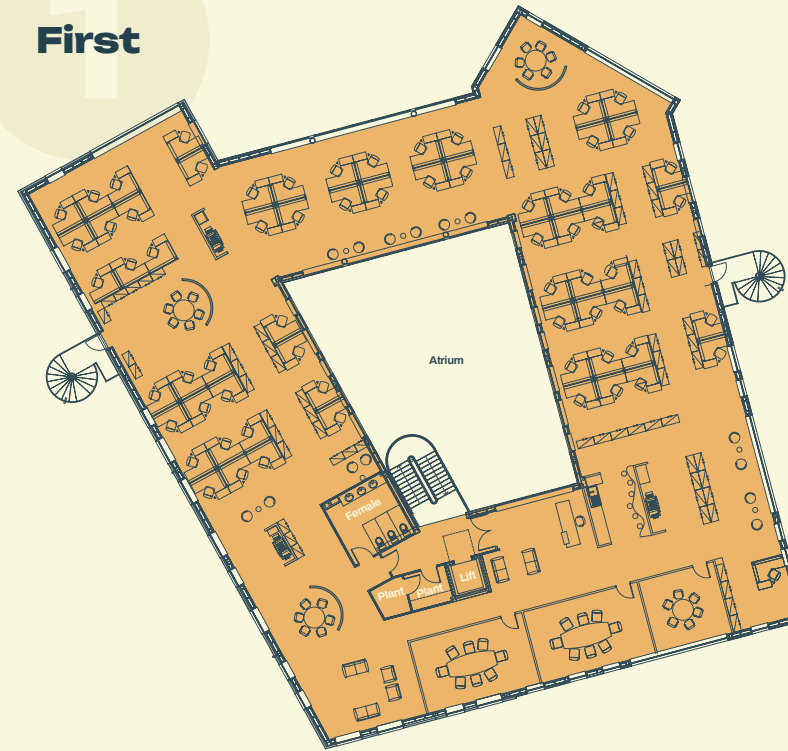
# Space Plans

These space plans show a medium density office fit out. The Venture Building is designed to be flexible between combinations of laboratory and office uses.

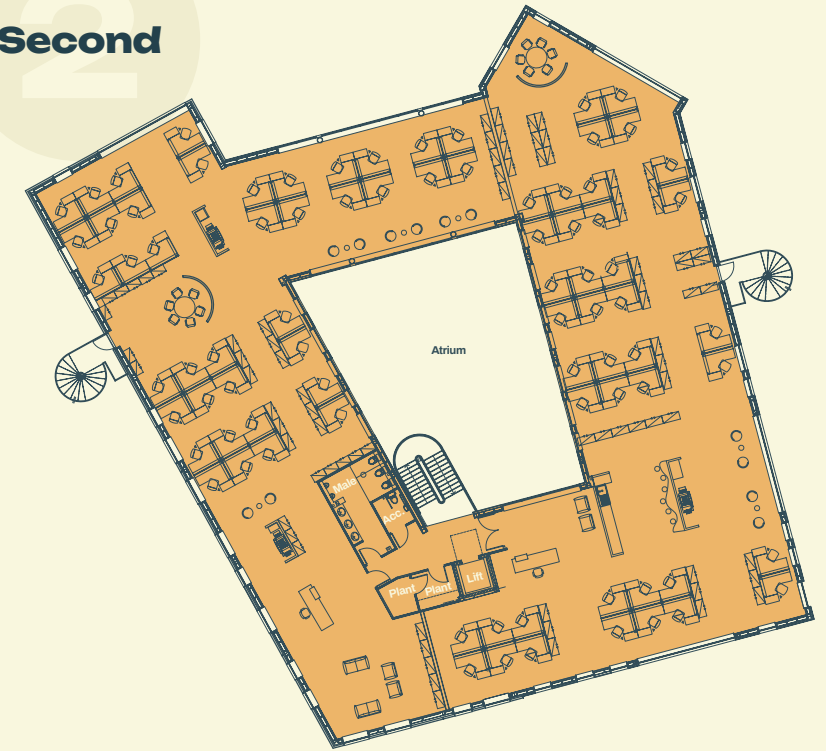
Ground



First



Second









# Rateable Value

The property is currently entered in the Valuation Roll described as Offices with a combined Rateable Value of £302,000. Rates payable would be approximately £171,536 per annum. Please make your own enquiries to confirm.

# Terms

The property is available for lease on Full Repairing and Insuring terms.

# VAT

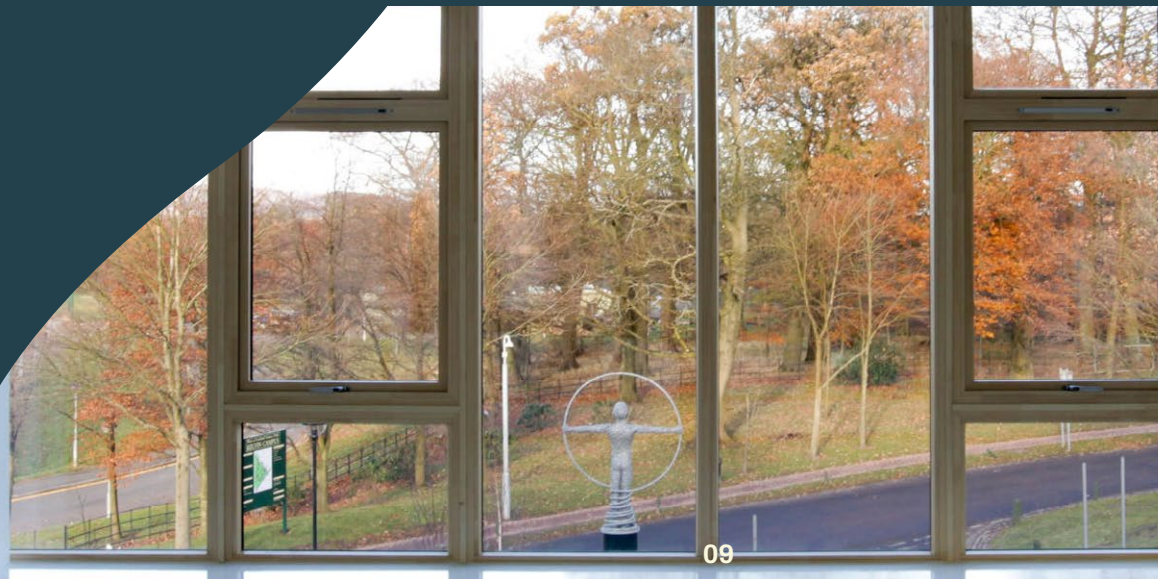
All prices, premiums, rents etc. are quoted exclusive of VAT. Please note that VAT will be payable.

# Legal Costs

Each party will meet their own legal costs, with the ingoing tenant liable for any Land and Buildings Transaction Tax.

# Service Charge

A service charge is payable towards the common parts of the building and common services on the park. Details available on request.







# VENTURE

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## Contact

For further information or to view the Venture Building and the extensive amenities at West of Scotland Science Park please contact:

# Colliers

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