

To Let

**1,400 sq ft
flexible office space**



West of
Scotland
Science Park

UNIT 3.06

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

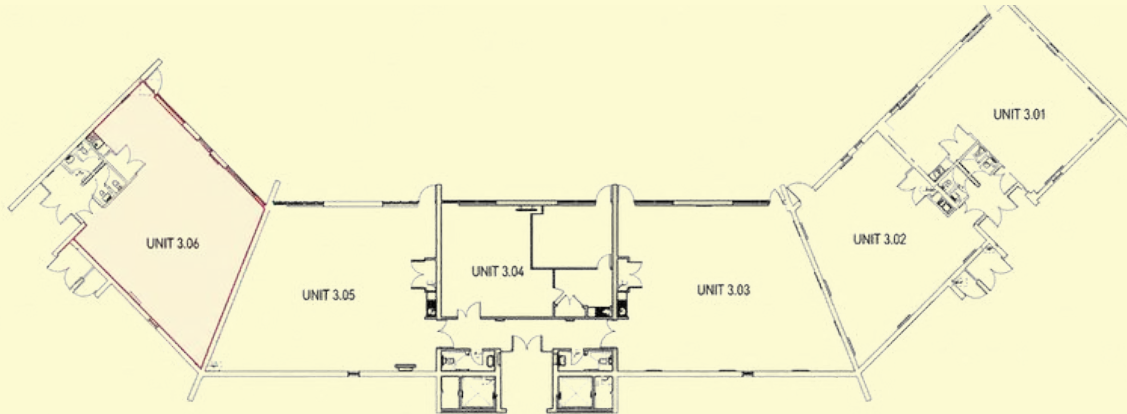
Unit 3.06 is an end terrace single storey unit. At 1,400 sq ft, it's the perfect size for spinouts, small teams and early-stage businesses needing a professional space with room to grow.

It's currently fitted out for office use but can be converted to accommodate production and testing.

- ✓ Flexible lease terms
- ✓ Fibre broadband
- ✓ Office & R&D potential
- ✓ Free parking



Specification



Area size



Current specification

- New floor finishes – carpet and vinyl
- Perimeter trunking for IT and telecoms
- Gas-fired heating system
- Recently upgraded double glazing
- Two WCs (male and female)
- Tea prep area
- Meeting room with glazed partition

Rateable value

Rateable value of £17,900

Rates payable: £8,610 per annum

Service charge

£10,593 per annum plus VAT
(includes electricity)

Lease

Available to rent on flexible lease terms. Annual rent: £30,800 plus VAT

Legal costs

Each party is responsible for paying their own legal fees

EPC rating

Rated B

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

Unit 3.06 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 3.06 please contact:

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