

Modern Science Park Pavilion

Suitable For Office Or Laboratory Use

3,600 sq ft (334 sq m) –
10,800 sq ft (1,003 sq m)

TO
LET

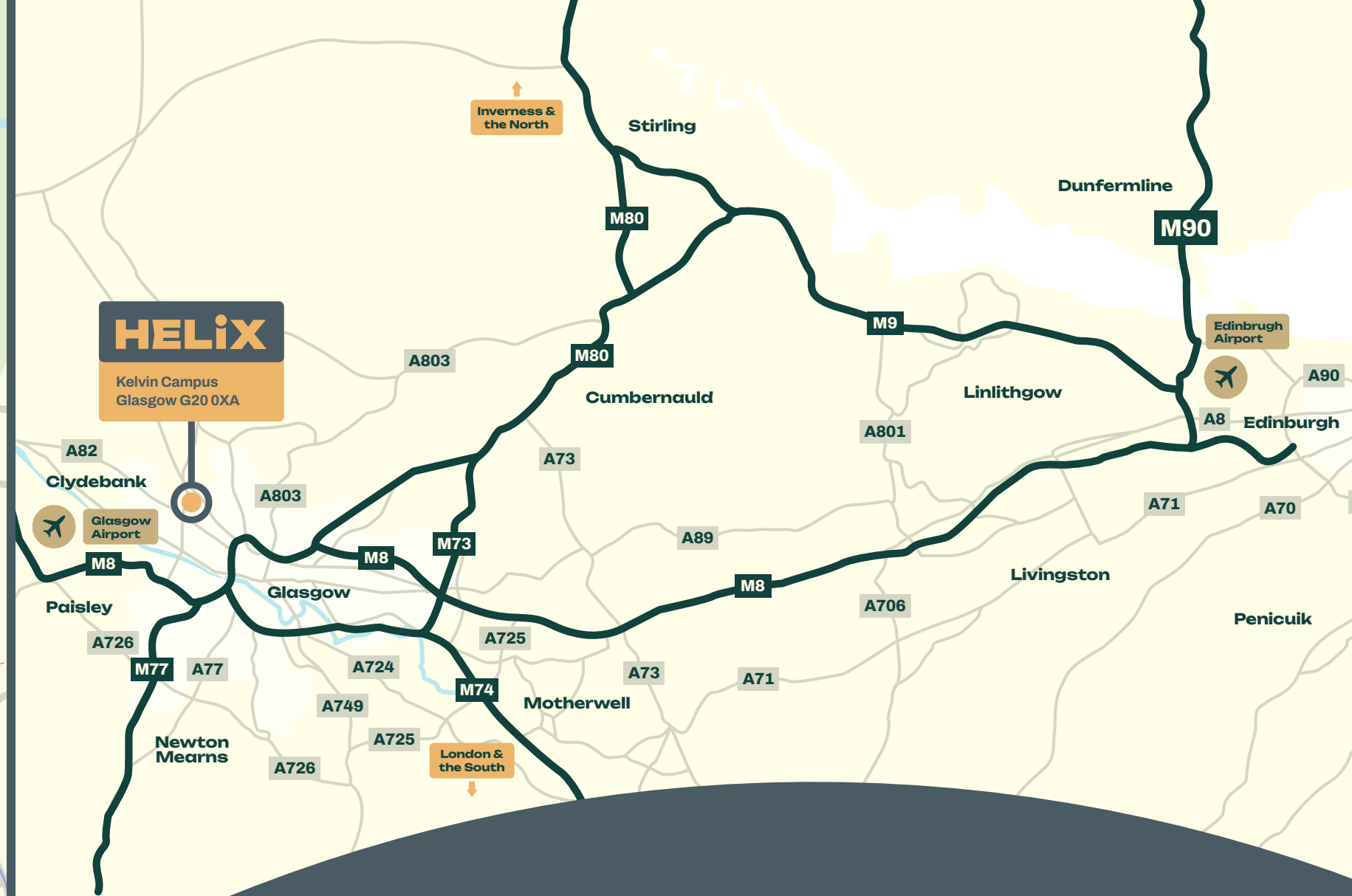
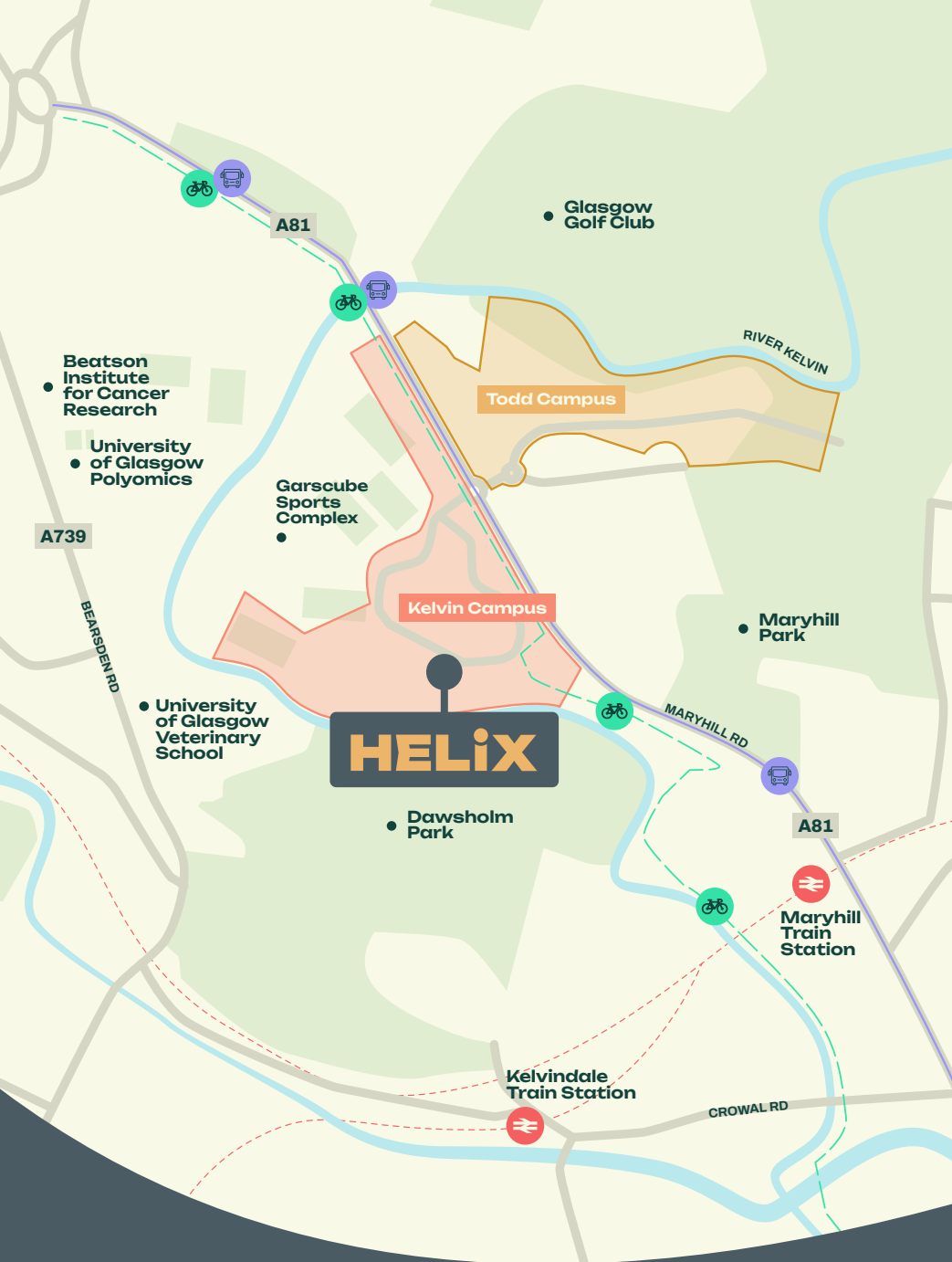


HELIX

BUILDING

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





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)**


**Natural
ventilation**


**Energy saving
environmental
features**





**Roof mounted PV
panels provide
electricity**


**Raised
access floors**




**Generous
floor to ceiling
height**


**Good quality
LED lighting and
heating**


**Biomass
boiler heating
system**

Description


**21 Car
Parking Spaces**




**8 person
passenger lift**


DDA Compliant

Accommodation

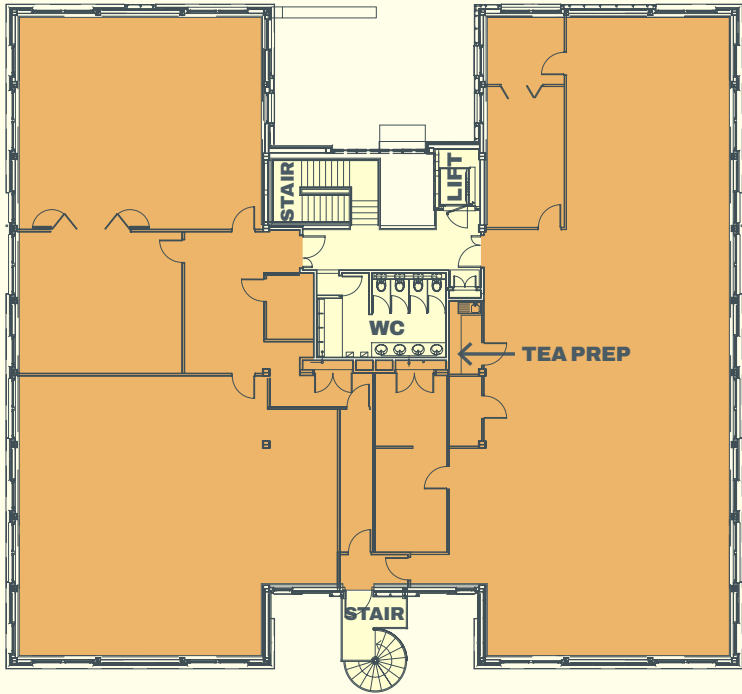
The property extends to the following Gross Internal Areas.

FLOOR	SQ FT	SQ M
First	3,600	334.45
Ground	7,200	668.89
TOTAL	10,800	1,003.34

Typical Floor Plan

First Floor

3,600 sq ft / 334.45 sq m



Rateable Value

The property is currently entered in the Valuation Roll described as Offices with a combined Rateable Value of £128,750. Rates payable would be approximately £72,000 per annum. Please make your own enquiries to confirm.

The ground floor has a Rateable Value of £42,750 and the first floor has a Rateable Value of £86,000.

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.

HELIX BUILDING

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.



KELVIN CAMPUS . WEST OF SCOTLAND SCIENCE PARK



HELIX
BUILDING

Kelvin Campus
West Of Scotland Science Park
Glasgow G20 0SP

Contact

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

Colliers

Colin McManus
colin.mcmanus@colliers.com
+44 (0) 7795 613 227



James Thomson
james.thomson@cushwake.com
+44 (0) 7768 472 130

Cushman & Wakefield LLP / Colliers International on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. March 2025

www.wossp.co.uk