

West of
Scotland
Science Park

LAW HOUSE

Todd Campus, West of Scotland Science Park
Maryhill Road, G20 0XA

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

Refurbishment in progress

To Let

3,315 sq ft flexible office space

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LAW HOUSE

About the space

Law House is single storey unit. At 3,315 sq ft, it gives ambitious science and technology companies room to grow. Nearby businesses include Merck Life Sciences, Sartorius Stedim BioOutsource, Curia Scotland, Alba Ultrasound and Coherent Scotland.

This standalone building is undergoing a full refurbishment and will offer the following specification changes on completion:

New powder coated steel roof
with 20 year guarantee

26.5 kW PV array
on the roof generating 18,369 kwh of clean electricty

New 200amp 3 phase electrical supply
with 138kva capacity

Floor to ceiling height of 2.95
with new solid floor

19 car parking spaces
with 4 new EV charging points

Upgraded foyer

New washroom facilities

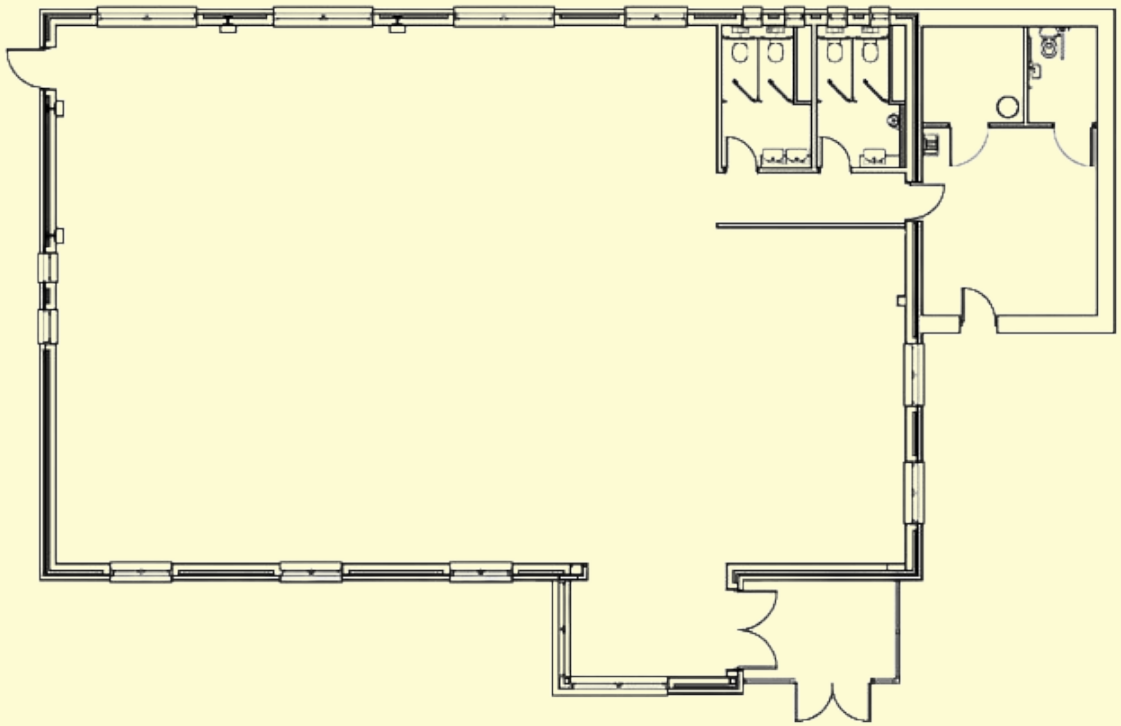
SUSTAINABILITY HIGHLIGHT

3,803 kg CO_2

Estimated carbon savings from the solar PV installation



Specification



Area size
3,315 sq ft

KEY FEATURES & OPPORTUNITIES

- Flexible lease terms
- Suitable for laboratory and supporting office space
- Modern, versatile accommodation
- Dedicated private parking & EV charging facilities

Rateable value

Rateable value of £45,000
Rates payable: £21,645 per annum

Service charge

Subject to services required, includes 24 hour security, approx £2 per sq ft

Lease

Available to rent on flexible lease terms. Annual rent: on application

Legal costs

Each party is responsible for paying their own legal fees

EPC rating

Awaiting assessment but targeting an A rating

LAW HOUSE

A new-look Law House

COMING SOON

Law House is set to undergo a full refurbishment in 2026, creating a fresh and flexible space ready for the next occupier.

The refurbishment will give the building a new lease of life, with upgraded finishes.



Anticipated appearance of finished Law House entrance

A space designed around you.

Whether you're looking for a specialist laboratory or research facility, this versatile space can accommodate a variety of bespoke laboratory fit-outs, complemented by supporting office accommodation to meet your business needs.

Bespoke Laboratory Fit-outs

Supporting Office Space

Have something more specific in mind?

Speak to our on-site developer, Speyroc, about creating a bespoke space tailored to your requirements, with detailed fit-out costs provided upon request.

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.



LAW HOUSE

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

LAW HOUSE



Todd Campus
Acre Road
Glasgow G20 0XA

Law House 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 Law House please contact:

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