

**TO LET**

3,315 SQ.FT

**\*\*REFURBISHMENT PLANNED\*\***

# WEST OF SCOTLAND SCIENCE PARK

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



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- Capable of conversion to laboratory
- Private meeting rooms
- On the main arterial route of Maryhill Road (A81)
- 0.60 Miles to Maryhill train station
- Private car parking



## LOCATION

West of Scotland Science Park is located 4 miles north west of Glasgow City Centre at the East Dunbartonshire boundary.

The park is situated on Maryhill Road (A81) and is well served by Maryhill train station (0.60 miles). Glasgow International Airport is located 9 miles to the south west. A national cycle route runs through the park.

Notable occupiers on the Park include Merck Life Sciences, Sartorius Stedim and Coherent. On the adjacent Glasgow University Garscube Campus there is the Beatson Institute & Wolfson Wohl Cancer Research Centres, School of Veterinary Medicine and Small Animal Hospital.

## DESCRIPTION

The premises comprise a single storey unit with a good quality office fit out but suitable for conversion to production/testing. The current specification includes:

- Carpet tile floor coverings
- Raised access floors for IT and telecoms
- Gas fired central heating and air conditioning
- Recently upgraded double glazing
- WCs and shower
- Private meeting rooms/offices
- Reception services & on-site security 24hrs

Private 30 space car park is located to the front of the building.

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## ACCOMMODATION

The property extends to a Gross Internal Area of 3,315 sq ft.



## RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £45,000. Rates payable £21,645 per annum.

## AMENITIES

The park has access to the Garscube Estate fitness and leisure facilities. Nuffield health and David Lloyd centres are located nearby. The adjacent towns of Bearsden and Milngavie have a range of national supermarkets, local shops, cafes, bars and restaurants. The towns have three of the top 10 performing state schools in Scotland. There are five golf courses in the area including Glasgow Golf Club.

## RENT

On Full Repairing and Insuring terms. Rent on application.

## SERVICE CHARGE

The service charge liability for the unit is currently budgeted at £6,630 per annum.

## TENURE

The property is available for lease on Full Repairing and Insuring terms at a period to be agreed.

## VAT

VAT will be payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## ENERGY PERFORMANCE RATING

“C” rated EPC.

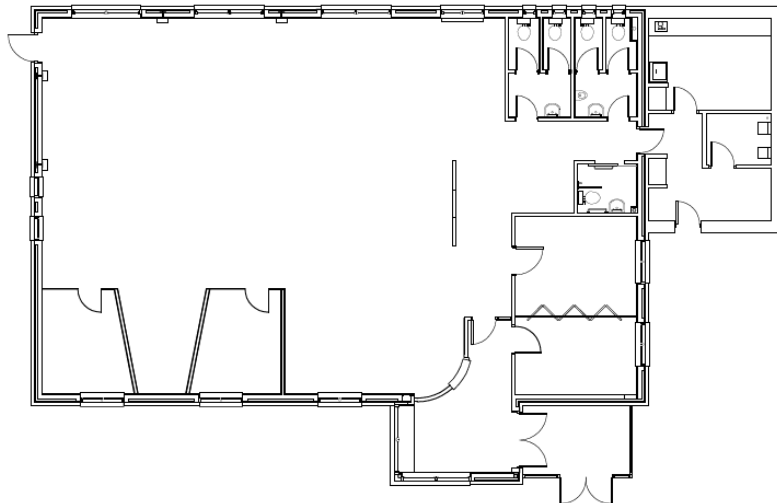
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Business



## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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