



To Let

**1,366 sq ft
flexible office space**



West of
Scotland
Science Park

UNIT 4.01

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

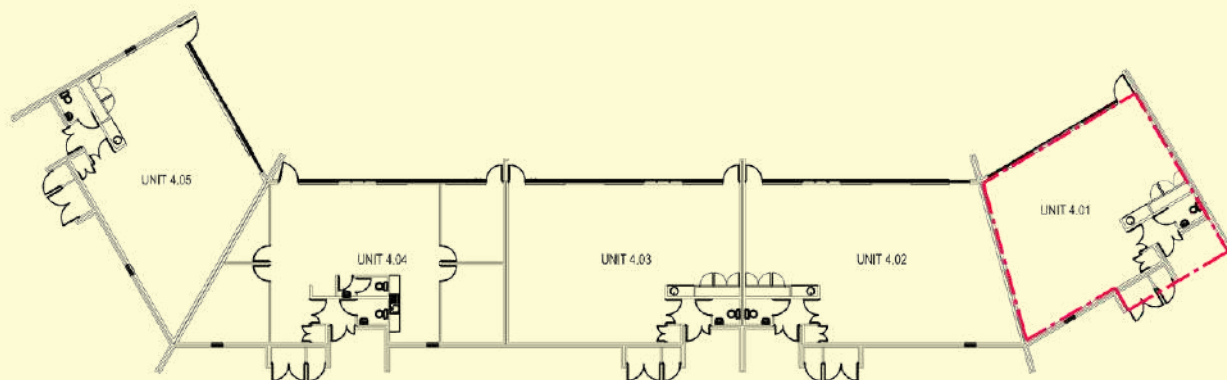
Unit 4.01 is an end terrace single storey unit. At 1,366 sq ft, it's the perfect size for spin-outs, small teams and early-stage businesses needing a professional space with room to grow.

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

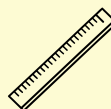
- ✓ Flexible lease terms
- ✓ Fibre broadband
- ✓ Office & R&D potential
- ✓ Free communal parking



Specification



Area size

 **1,366
sq ft**

Current specification

- Carpet tile floor
- Perimeter trunking for IT and telecoms
- Gas-fired heating system
- Recently upgraded double glazing
- WC

Rateable value

Rateable value: £17,600

Rates payable: £8,465.60 per annum

Qualifies for the Small Business Bonus Scheme, if eligible

Service charge

£5,658.96 per annum plus VAT

Lease

Available to rent on flexible lease terms. Annual rent: £30,000 plus VAT

Legal costs

Each party is responsible for paying their own legal fees

EPC rating

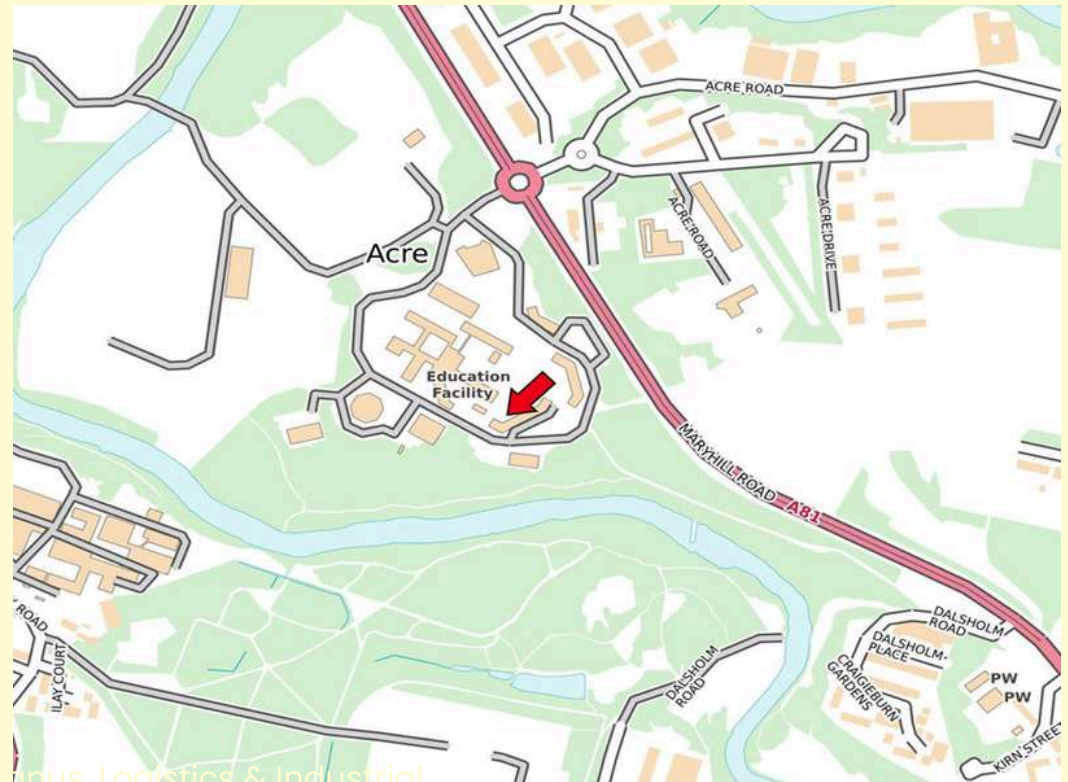
Details available on request

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.



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 4.01 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 4.01 please contact:

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