



To Let

**3,315 sq ft
flexible office space**

**Refurbishment
planned**



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.

WWW.WOSSP.CO.UK

About the space

Law House is single storey unit. At 3,315 sq ft, it gives ambitious science and tech businesses room to grow. Nearby businesses include Merck Life Sciences, Sartorius Stedim and Coherent.

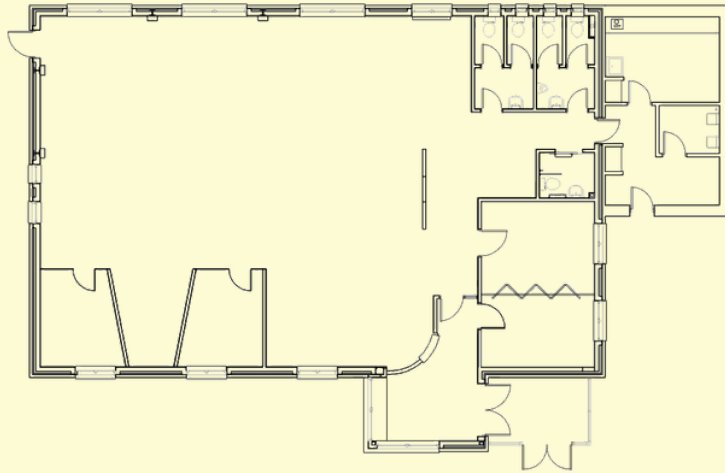
It's currently fitted out for office use but can be converted to accommodate production and testing.

Law House will undergo a full refurbishment in 2026. Full details on application

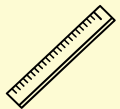
- ✓ Flexible lease terms
- ✓ Office & R&D potential
- ✓ Fibre broadband
- ✓ Private parking for 30 cars



Specification



Area size



**3,315
sq ft**

Current specification

- Carpet tile floors
- Raised access floors for IT and telecoms
- Gas-fired central heating and air conditioning
- Recently upgraded double glazing
- WCs and shower
- Tea prep area
- Private meeting rooms/offices

Rateable value

Rateable value of £45,000

Rates payable: £21,645 per annum

Service charge

Subject to services required

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

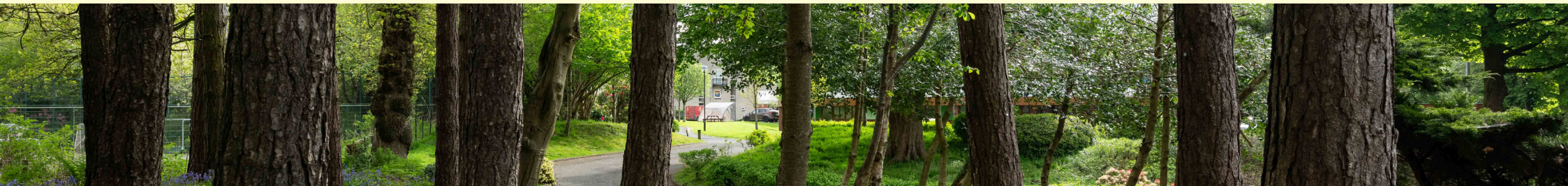
Rated C

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



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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