

RENTS FROM
£5 PSF

1 FORREST GATE

TANNOCHSIDE BUSINESS PARK

GLASGOW G71 5PG

TO LET MODERN OPEN PLAN OFFICE ACCOMMODATION

SPECIFICATION HIGHLIGHTS

- Large open plan floor plates
- 2.65m clear floor to ceiling height
- VRV comfort cooling
- Recessed modern lighting
- 2 x 8 person passenger lifts
- Male & female toilets
- DDA compliant
- Car parking ratio of 1:200 sq ft
- EPC Rating C+

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DRIVE / WALKING TIMES

Drive Times

Showcase Cinema Complex	6 mins
Glasgow Fort Shopping Centre	13 mins
Glasgow City Centre	15 mins
Edinburgh City Centre	50 mins

Walking Times

Local Retail Parade	13 mins
Uddingston Railway Station	30 mins

LOCATION

The property is situated in Tannochside Business Park, a modern development of office and industrial properties in Uddingston. Tannochside is approximately 10 miles east of Glasgow City Centre.

The nearest bus stop is situated on Old Edinburgh Road, approximately 5 minutes' walk from 1 Forrest Gate, which links with Glasgow Buchanan Street

Bus Station to the west and Motherwell town centre to the south east.

The property is approximately 2 miles north of Uddingston Railway Station, which connects with Glasgow Central low level and a variety of towns throughout Lanarkshire. There are regular buses from / to Tannochside Park throughout the day.



NEARBY FACILITIES / AMENITIES

Glasgow Fort Shopping Centre

Local Retail Parade
Scotmid Supermarket, Subway, Greggs, Boots & Thorntons

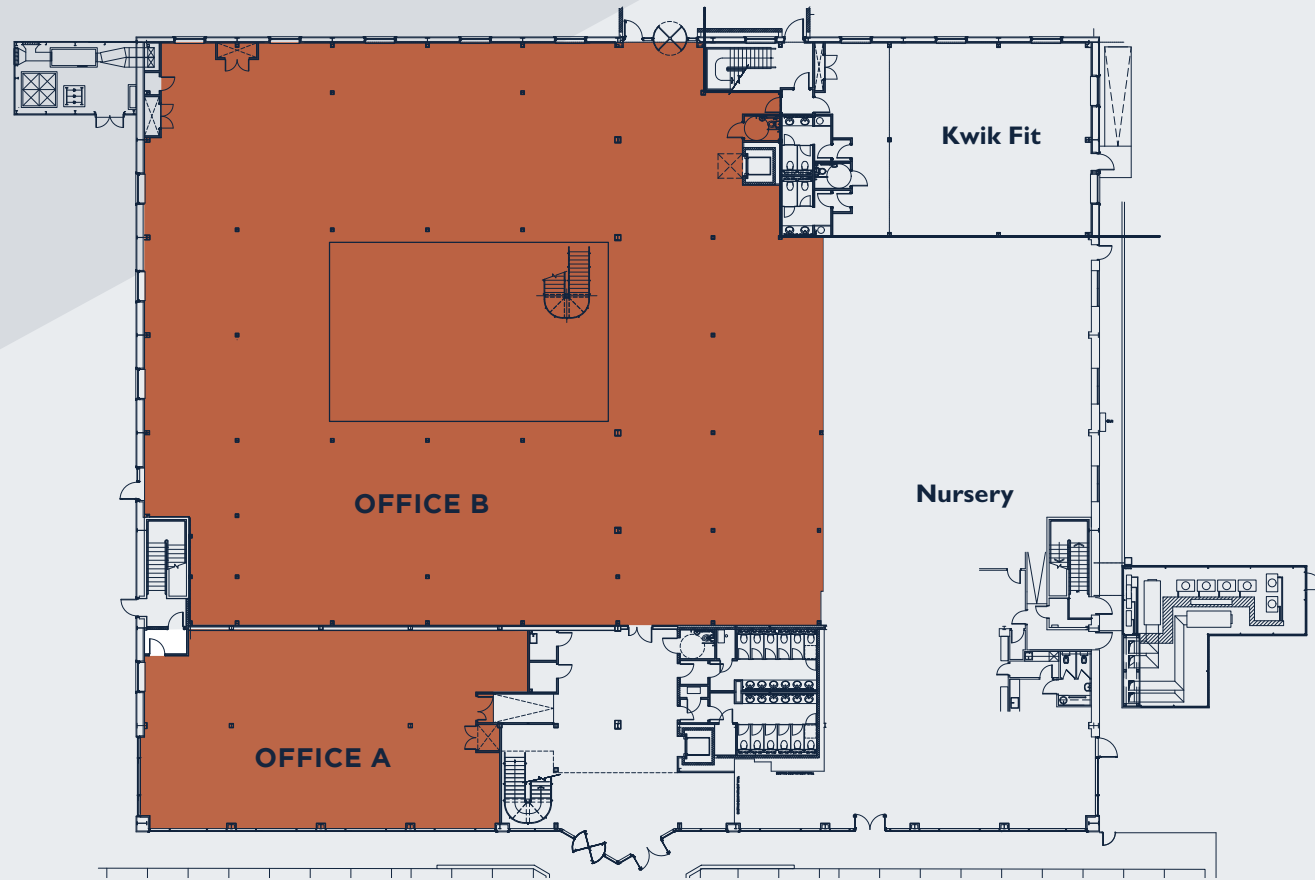
Showcase Cinema Complex
McDonald's, Ashoka, Frankie & Benny's, Hollywood Bowl, Harvester Restaurant



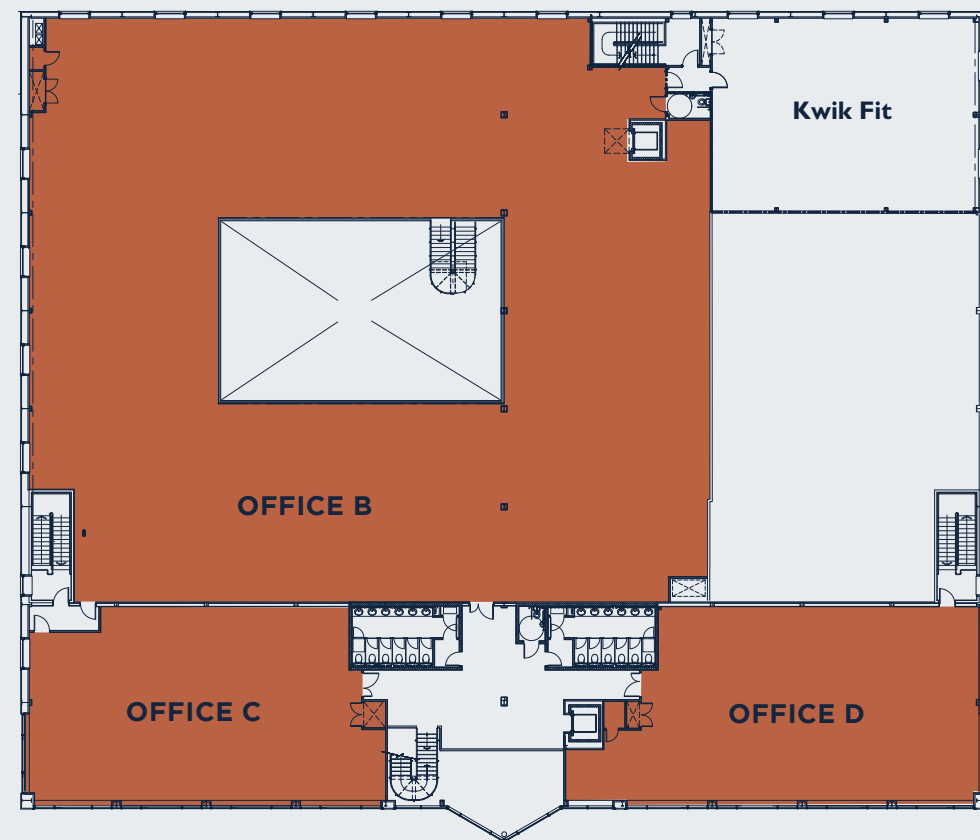
FLOOR PLANS

ACCOMMODATION AVAILABLE

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GROUND FLOOR

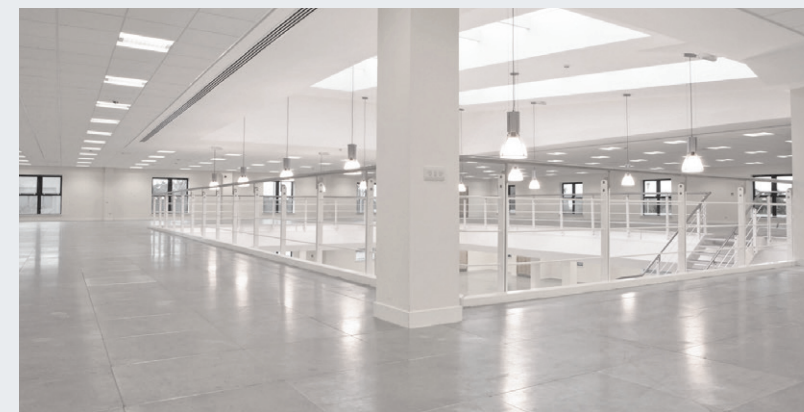


FIRST FLOOR

Floor	Sq ft	SQ M
First Floor (Office C)	2,480	230
First Floor (Office D)	2,766	257
Ground Floor (Office A)	3,215	299
Office B	27,634	2,567
Total	36,095	3,353

CAR PARKING

There are **181 car parking spaces** available with the accommodation.





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LEASE TERMS

The accommodation is available on a new full repairing and insuring lease, for a duration to be agreed.

LOCAL AUTHORITY RATES

The property benefits from a low rates payable rate of £2.75 per sq ft. Incoming occupiers may benefit from further concessions and should contact the Assessor's office for further details.

EPC

The EPC rating of the property is C+. A copy of the report can be provided on request.

VAT

VAT will be payable on rent.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment via:



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W I R E F O X