Ryden.co.uk 0141 204 3838

130 St Vincent Street, Glasgow, G2 5HF Tel: 0141 204 3838 Fax: 0141 204 3554

To Let



Kirkhill House, Kirkhill House Office Park, 81 Broom Road East, Newton Mearns, G77 5LL

Newly refurbished 3rd floor suite—1,522 sq ft

5 car parking spaces available

Viewing strictly by appointment with sole letting agents.

Ryden 130 St Vincent Street GLASGOW G2 5HF

Contact: Ruaridh Cameron Telephone: 0141 270 3124 Email : ruaridh.cameron@ryden.co.uk

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LOCATION

The subjects are located in the Kirkhill House Office Park, on Broom Road East in Newton Mearns.

The Park is approximately 10 miles south of Glasgow's city centre and less than a 5 minute drive to the M77. A range of local amenities are in close proximity to the Park.

DESCRIPTION/SPECIFICATION

The park has secure electric gated entry and generous private parking.

The available suite is on the top floor of Kirkhill House within the beautiful gardens of the park.

The suite benefits from a dedicated kitchen and toilet, gas central heating and CCTV.

ACCOMMODATION

1,522 sq ft

5 car parking spaces are allocated to the suite.

LEASE/ RENTAL

Third Floor

The suite is available on a new Full Repairing and Insuring Lease for an annual rental of £25,000.

RATEABLE VALUE

The Rateable Value for the suite is £15,500.

Qualifying tenants may be eligible for rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE

The property has an Energy Performance Rating of E.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as applicable.



VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING / FURTHER INFORMATION

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Contact:Ruaridh CameronTel No:0141 270 3124E-mail:ruaridh.cameron@ryden.co.uk

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