

Colin Ely & Company

Chartered Surveyors

TO LET / MAY SELL
Extensive attractive office accommodation



BLOCK 2, LUGAR B.P.
LUGAR, CUMNOCK

40 St. Enoch Square, Glasgow G1 4DH
Tel: 0141 221 5233 • Fax: 0141 221 4911

LOCATION

The premises are located within the Lugar Business Park off Peesweep Brae on the outskirts of the village of Lugar.

Surrounding office and commercial occupiers include **Pollock Farm Equipment; BL Plant Services; Adelphi Engineering Ltd;** and other smaller concerns. A large part of the Park comprises the site of the former local Council offices, for which development proposals are awaited.

Lugar itself is a former industrial village situated approximately 2 miles from Cumnock and around 38 miles south- of Glasgow.

DESCRIPTION

The premises comprise a single storey building of rendered brick with a flat asphalt roof extending both sides of an attractive entrance lobby.

The accommodation offers good basic space, the majority of which has been refurbished to have double glazed uPVC windows; carpeted floors; and suspended ceilings with integral fluorescent lighting. Male and female toilets are provided, and heating is by a common gas fired central heating system.

ACCOMMODATION

Net internal area - **398.5 m²** (4,290 sq.ft.)

The property can be sub-divided into several combinations of rooms and suites. Sizes on application.

RATING

The subjects will require to be re-assessed on entry

EPC - Band C

LEASE TERMS

Our clients are looking to lease the premises on a long term full repairing and insuring lease incorporating regular rent reviews, either as a whole or in parts.

RENTAL

Offers in the region of £25,000 per annum are invited for the whole. Rates for smaller areas on application dependant on size and length of lease.

COSTS

The incoming tenant(s) will be responsible for both parties' legal and professional costs.

ENTRY

By arrangement.

VIEWING, FURTHER INFORMATION, ETC.

By contacting the sole agents:

Colin Ely & Company
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40 St. Enoch Square
Glasgow G1 4DH

Tel: 0141 - 221 5233

[e-mail: colin.ely@btconnect.com](mailto:colin.ely@btconnect.com)

PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
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