

Westwood Square



Office



EAST KILBRIDE G75 8JQ

**TO
LET**

- Budget office accommodation available
- Flexible lease terms



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Westwood Square EAST KILBRIDE

LOCATION

East Kilbride is one of the United Kingdom's most successful New Towns and Scotland's sixth largest town with a population of around 70,000.

The town is located approximately eight miles south of Glasgow and has excellent transport facilities to Scotland's motorway network.

The subject themselves lie just south of Westwood Road at the junction with Rockhampton Avenue. The surrounding area comprises good quality private and local authority housing.

DESCRIPTION

The subject comprises two blocks of retail, office and housing accommodation facing each other to form Westwood Square, a pedestrianised area with amenity planting, seating and bicycle facilities. Traders within the square include BetFred and Spar together with a dozen other local traders and restaurants. In addition there is the local community;s library ceramic studio and dentist's surgery.

The offices (located on the first floor) are self contained and fitted out to a good standard.

ACCOMMODATION/RENT

Estimated floor dimensions and rents and rates are calculated as follows:

UNIT	AREA	RENT	RATEABLE VALUE
122	247 sq ft	£2,400 pa	£2,450
126	843 sq ft	£7,000 pa	£5,400
124	316 sq ft	£2,400 pa	£3,150
118	247 sq ft	£2,400 pa	£2,450

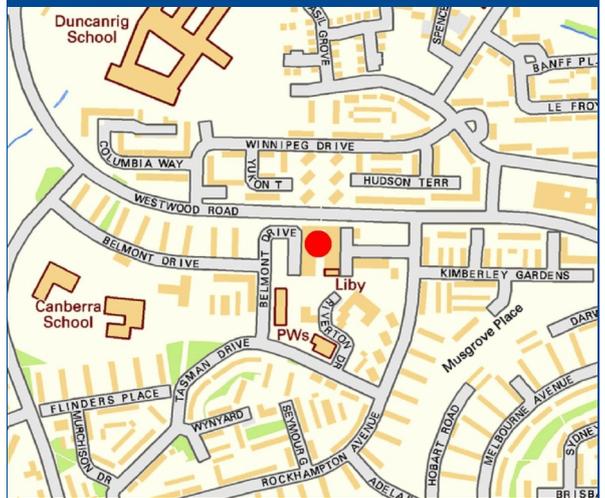
VAT

Unless stated otherwise, all prices, rents and premiums are quoted exclusive of Value Added Tax.

LEASE TERMS

The premises are offered by way of a new Full Repairing and Insuring Lease incorporating 5 yearly upward only rent reviews.

TO LET Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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