



TO LET

**OVER 95% FULL
ONLY 1 SUITE
REMAINING**



MODERN OFFICE SUITES

**Jacobean House,
1a Glebe Street,
The Village,
East Kilbride, G74 1LY**

- 1 remaining suite - Room 6, 398 sq. ft. (37 sq. m.)
- Glebe Street car park immediately to the rear of the property
- Lease agreements for 1 year or more
- Available for occupation from mid - April 2020

Jacobean House,
1a Glebe Street,
The Village,
East Kilbride, G74 1LY

www.rosslynproperty.com
01355 696021



LOCATION

East Kilbride is the sixth largest settlement in Scotland, lying just nine miles to the south east of Glasgow city centre and benefiting from strong road and public transport links.

Jacobean House is located close to the historic heart of the old village of East Kilbride, which is now a conservation area and home to a wide variety of restaurants, cafés and bars in addition to a range of small, traditional shops and services, including a Post Office. The property is within short walking distance of East Kilbride Railway Station, which offers a train service to and from Glasgow Central Station at half hourly intervals. Bus connections are also readily available and East Kilbride Bus Station, in the town centre, is less than a ½ mile walk from the property.

There are plenty of short and long-term car parking spaces within The Village, including Glebe Street Car Park immediately to the rear of Jacobean House, which provides 42 spaces with an additional 30 short-stay spaces to the front and side of the property.

DESCRIPTION

Jacobean House provides a range of first and second floor office suites within a modern commercial building and, subject to availability at any given time, individual suites from approximately 244 to 1,196 sq. ft (23 to 111 sq. m.).

Each office benefits from perimeter trucking and power points, suspended ceilings with recessed fluorescent light fittings and heating by gas fired radiators. A passenger lift provides access to the upper floors with alternative stairway access and with a shared kitchenette, ladies, gents and assisted toilet facilities located in the common areas of both floors.

Tenants are responsible for their own telecommunications but Standard Broadband of up to 17Mb (estimated 7.5Mb) and Fibre Optic Broadband of up to 300Mb is understood to be available to the property (Source: www.uswitch.com).

ACCOMMODATION

A schedule of current availability, including floor areas and annual rents etc. accompanies this brochure.

AVAILABILITY

Suites are available to lease for periods to be agreed and with the rent etc. payable monthly in advance by standing order.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

LOCAL AUTHORITY RATES

Details of the rateable value of each suite is included on the availability schedule. Payment of non-domestic property rates and water and sewerage rates is a tenant's responsibility but, presently, each of the suites is eligible for 100% property rates relief to qualifying businesses.

LEGAL COSTS

Use of the landlord's standard in-house lease is intended. At their own cost, tenants may take legal advice, but in the event significant amendments are requested to the standard lease, the landlord will instruct their own solicitor and may require the tenant to meet the additional legal costs.

Using the standard lease, the landlord can have the documentation drafted and issued quickly after agreeing Heads of Terms allowing for early entry to the property.

DATE OF ENTRY

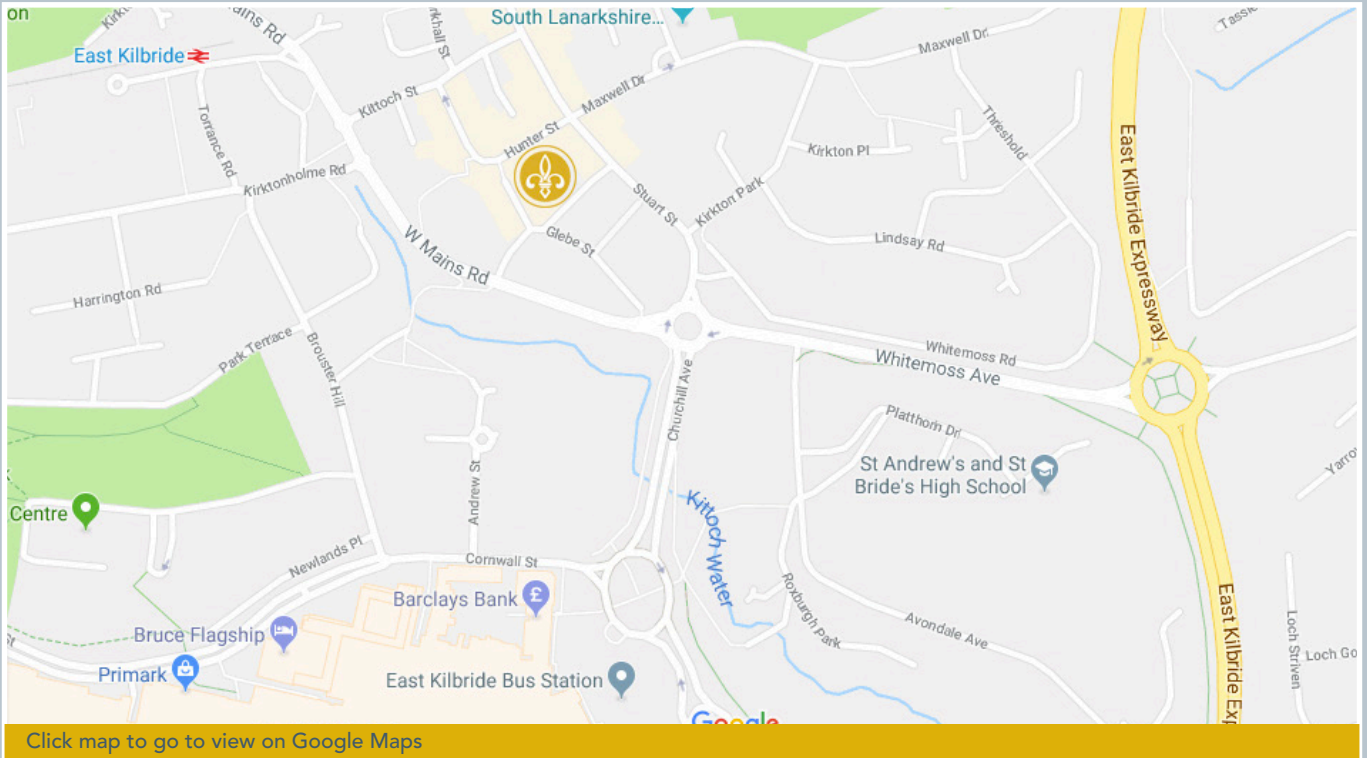
Upon conclusion of the lease/licence agreement. Quick entry dates can be accommodated.

VAT

Rent and other costs related to the property are subject to VAT.

Jacobean House,
1a Glebe Street,
The Village,
East Kilbride, G74 1LY

www.rosslynproperty.com
01355 696021



ROOM 6



ROOM 6



ROOM 6



ROOM 6



PARKING TO THE REAR OF JACOBEBAN HOUSE



AFFORDABLE PARKING

Jacobean House,
1a Glebe Street,
The Village,
East Kilbride, G74 1LY

www.rosslynproperty.com
01355 696021

LOCAL AMENITIES (SEE CORRESPONDING NUMBERS ON AERIAL PHOTO)



1. MONTGOMERY ARMS



2. HAI PHONG RESTAURANT



3. BAROCCO BISTRO/VILLAGE STEAKHOUSE



4. MATA HARI RESTAURANT



5. THE TORRANCE HOTEL



6. THE CO-OPERATIVE FOOD



7. POST OFFICE



8. JACOBEOAN HOUSE & CAR PARKING



9. EAST KILBRIDE TRAIN STATION

VIEWING

For viewings or further information, please contact:



Stephen St. Clair MRICS
Rosslyn Property Ltd.
Suite 14, Jacobean House,
1A Glebe Street,
East Kilbride, G74 4LY

stephen.stclair@rosslynproperty.com
Tel: 07795 426771

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rosslyn Property Ltd. in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rosslyn Property Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Publication Date: MARCH 2020