



- > FULLY REFURBISHED
- > ESTABLISHED BUSINESS PARK
- > FLEXIBLE BUSINESS CENTRE OPTIONS
- > VAT FREE
- > GROUND FLOOR ALSO AVAILABLE AS WHOLE
- > 150 SQ FT – 9,399 SQ FT
- > 50% LET
- > EXCELLENT ACCESS TO ROAD NETWORK
- > DEDICATED CAR PARKING
- > SUPPLEMENTARY STORAGE UNITS

**TO LET**

**REDWOOD HOUSE, 5 REDWOOD CRESCENT, PEEL PARK, EAST KILBRIDE, G74 5PP**

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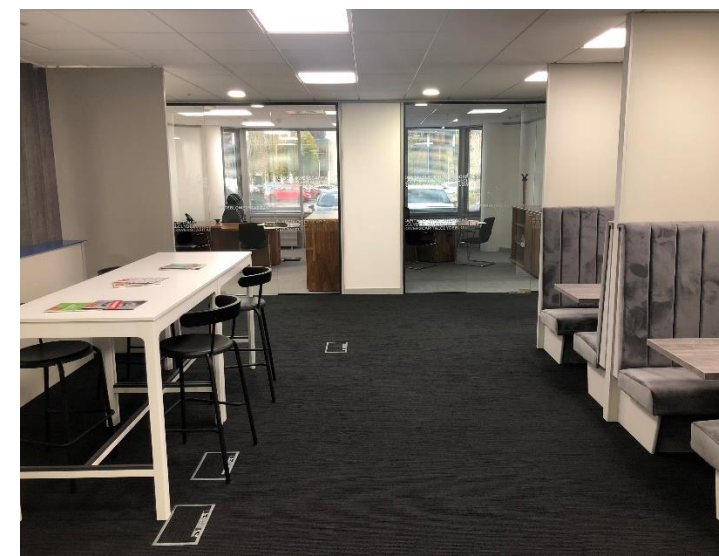
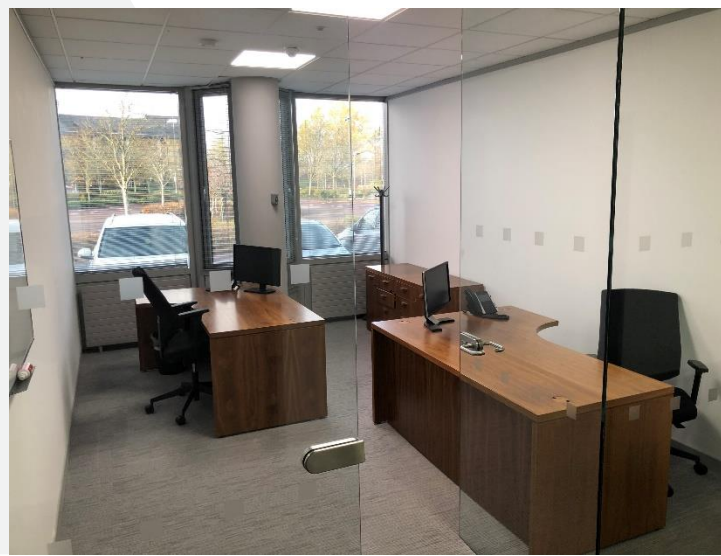
## DESCRIPTION

The subjects comprise a modern office building forming part of a larger mixed use development set in a well-maintained environment.. The building is of contemporary design with the available office accommodation arranged over ground and first floor.

The property benefits from two secured shared access points. Internally, the subjects are fitted out to a very high standard and offer a mix of open-plan areas, private offices, meeting rooms and collaborative breakout spaces. The subjects also benefit from staff welfare facilities including a fully equipped kitchen/lounge on each floor, male/female w/c's and shower facilities. Additionally the subjects benefit from air conditioning throughout, while glazed external elevations mean the property benefits from a flood of natural daylight.

## SPECIFICATION/AMENITIES

- Fully Refurbished Office Accommodation
- Security Entry
- High Specification Finishes
- Comfort Cooling
- Full Access Raised Floor
- LG7 Lighting
- 2 x 10 person lifts
- Full Disabled Person Access
- Designated Car Parking
- Open-Plan Kitchen Lounge
- High-Speed Wi-Fi
- Collaborative Breakout Areas & Meeting Rooms
- Showers
- Business-class printers





## OFFICE ACCOMMODATION

The accommodation is already 50% let to tenants including Clyde Blowers Capital, Goals Football and Wren & Fraser.

Flexible occupational options can be offered:

- Individual office suites are available on all-inclusive terms. Private suites can be provided fully furnished with plenty of power points available and access to high-speed fibre internet. Occupiers will also have use of collaborative breakout areas and meeting rooms where they can host clients and deliver presentations. The business centre accommodation is complete with communal kitchen/lounge, WC and shower facilities, and 24 hour secure access. See accommodation schedule below for suite sizes.
- Alternatively, the ground floor, extending to a total of **9,399 SqFt**, is available to let in its entirety to a single occupier under the terms of a more traditional occupational lease.

Ground Floor	SqM	SqFt	First Floor	SqM	SqFt
Office 1	10.51	113	Office 1	12.56	135
Office 2	25.87	278	Office 2	13.90	150
Office 3	20.88	225	Office 3	12.60	136
Office 4	16.84	181	Office 4	12.60	136
Office 5	19.33	208	Office 5	13.81	149
Office 6	17.10	184	Office 6	13.81	149
Office 7	17.10	184	Office 7	13.81	149
Office 8	17.10	184	Office 8	16.22	175
Office 9	17.10	184	Office 9	17.69	190
Office 10	19.26	207	Office 10	16.32	196
Office 11	18.91	204	West 1	Goals	3,567
Office 12	21.09	227	West 2	Wren & Fraser	2,168
Office 13	18.57	200			
Office 14	17.23	186			
Office 15	18.62	200	<b>Ground/First</b>	<b>SqM</b>	<b>SqFt</b>
Office 16	17.09	184	Meeting Room 1	26.29	283
Office 17	17.24	186	Meeting Room 2	42.91	462
Office 18	40.75	439	Meeting Room 3	31.85	343

The forgoing areas have been calculated on a net internal area basis, in accordance with the code of measuring practice (6<sup>th</sup> edition) as prepared by the RICS.





## **WORKSHOP/STORAGE ACCOMMODATION**

In addition to the office accommodation at Redwood House, there is a terrace of small storage/workshop units available on flexible terms. The accommodation is of varying quality with some units including water and electricity supply, with wall mounted heaters.

<b>Ground Floor</b>	<b>SqM</b>	<b>SqFt</b>
Unit 1	10.85	117
Unit 2	25.00	269
Unit 3	30.30	326
Unit 4	43.00	463
Unit 5	26.80	288
Unit 6	26.90	290
Unit 7	Let	
Unit 8	Let	
<b>TOTAL GIA</b>	<b>162.82</b>	<b>1,753</b>

The forgoing areas have been calculated on a gross internal area basis, in accordance with the code of measuring practice (6<sup>th</sup> edition) as prepared by the RICS.





## TERMS

Flexible options are available. Please get in touch to discuss in more detail.

## RENT

On Application.

## SERVICE CHARGE

There is a service charge in place in relation to repairs and upkeep of common areas. Incoming tenants will be required to pay their appropriate share of the service charge. Further information can be provided to seriously interested parties.

## RATING

Currently being reassessed.

## PLANNING

We understand that the property has Planning Consent for its existing use falling within Class 4 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

## EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

## VAT

All prices, premiums and rentals are exempt from VAT.

## ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 32 Campbell St, Hamilton, ML3 6AS, 0141 331 2807

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