

- Attractive business park location
- Modern office building
- On-site Café
- Flexible leasing packages at fixed costs
- Excellent location - 5 mins drive from the M8 and M74 motorways
- Fully accessible

GROVE HOUSE

KILMARTIN PLACE
TANNOCHSIDE BUSINESS PARK
UDDINGSTON, LANARKSHIRE
G71 5PH



TO LET - OFFICES TO SUIT A RANGE OF REQUIREMENTS

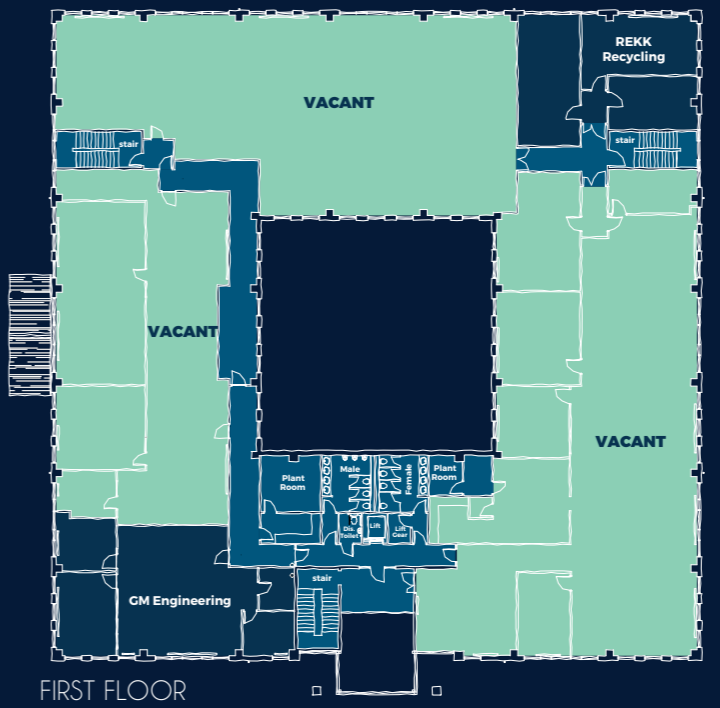
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Grove House is a modern office pavilion which has undergone an extensive refurbishment to provide a wide range of office suites, capable of accommodating a variety of size requirements.

Tannochside Business Park is an established mixed use business park located approximately 9 miles from Glasgow City Centre.

The Park has an unrivalled location, sitting at the cross roads of the central belt of Scotland, adjacent to the A8 (M8), M73, M74 and A725.



LOCAL AMENITIES

The Park is within short walking distance of a host of local amenities including a Scotmid Cooperative, Boots Pharmacy, Greggs, Nisa Local/ Subway, The Windmill Bar & Restaurant and a range of other local retailers. The Showcase Leisure Park is also within 5 minutes' drive offering additional amenities such as McDonald's, KFC, Frankie & Benny's, Hollywood Bowl and Showcase Cinema.

LEASE TERMS

The suites are available to let either individually or on a combined basis on flexible lease terms from 12 months or longer. The annual rental is inclusive of service charge and parking.

RATES

Ingoing tenants will be responsible for the payment of any local authority rates attributable to their occupation of the property, where applicable.

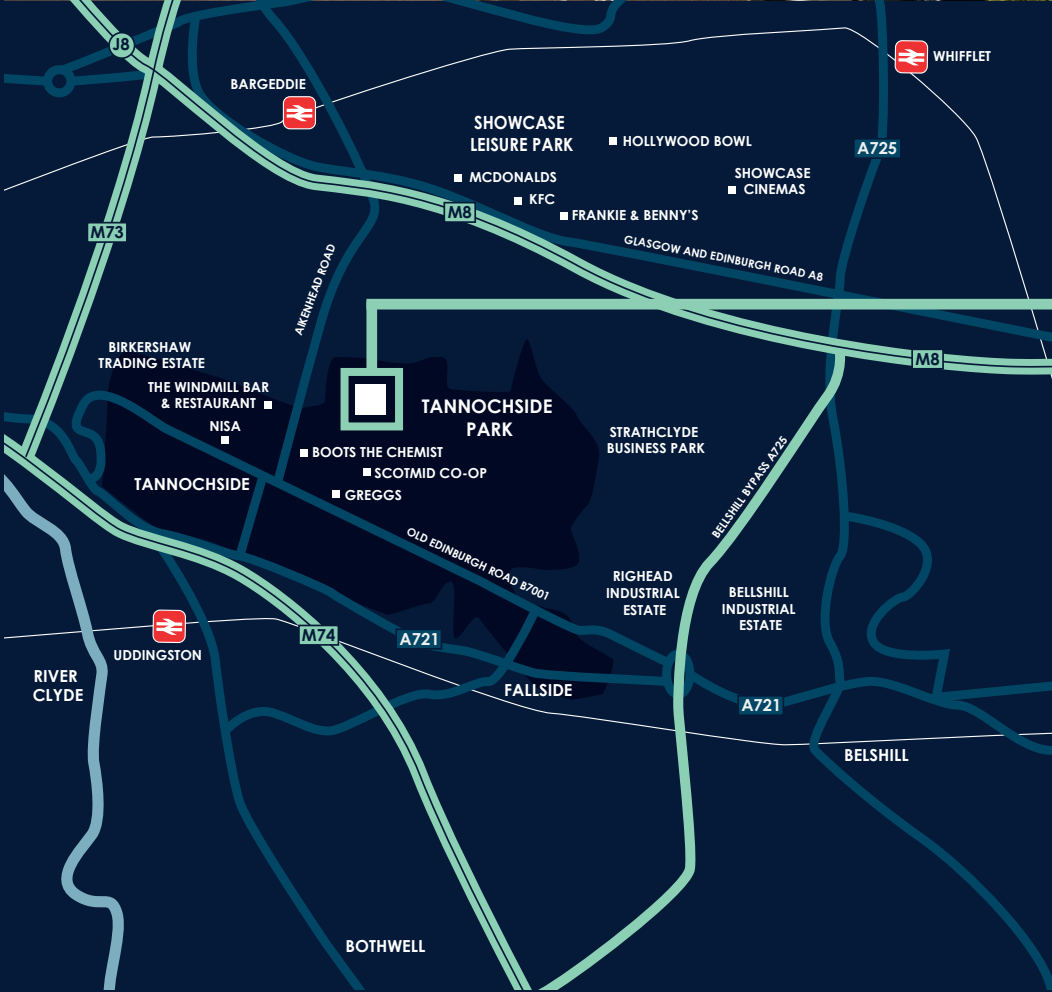
ACCOMMODATION

A variety of different sized suites are available to suit most requirements with the option of a dedicated entrance on the ground floor.

The accommodation provides the following modern office specification:

- Raised access flooring
- Fully accessible
- Suspended ceiling with LG7 compliant lighting
- Generous car parking provision of 1:220 sq ft
- On-site café
- EPC rating E
- Double height entrance
- Communal kitchen facilities
- 12 person passenger lift
- Landscaped courtyard





GROVE HOUSE

FURTHER INFORMATION

**AVISON
YOUNG**
0141 300 8000
avisonyoung.co.uk

CML
Caledonia Management Limited
0779 590 6359

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