

TO LET
(MAY SELL)

3-5 CAMBUSLANG WAY

GATEWAY OFFICE PARK, CAMBUSLANG, GLASGOW, G32 8ND

SUITES FROM
5,058 SQ FT - 10,149 SQ FT
(469.9 SQ M - 942.86 SQ M)



Clowes Developments (Scotland) Ltd
cwc-group.co.uk

Industrial & Distribution / Office / Retail / Mixed Use / Residential / Leisure



Modern two storey office pavilion providing flexible open plan office floor space with the benefit of a high quality existing fit out capable of accommodating a wide range of sizes.



Specification

- Raised access floor
- Gas fired central heating
- Suspended ceiling with modern lighting
- A range of open plan and cellular offices
- Boardrooms with comfort cooling
- Shower facilities
- Staff kitchen facilities installed
- Passenger lift
- Excellent private car parking – 36 spaces
- Cycle racks
- EPC C
- Equality Act compliant access

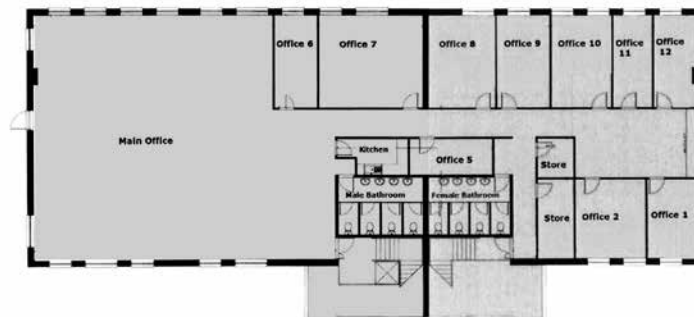
Accommodation

Floor	Size (sq ft)	Size (sq m)
Ground	5058	469.90
First	5091	472.97
TOTAL	10,149	942.86

Ground Floor



First Floor



Location

3-5 Cambuslang Way is a detached office building within a prominent office park accessed from J2A of the M74 then onto Fullerton Road briefly joining Cambuslang Road and then into Cambuslang Way. Superbly sited for both Scotland's motorway network and access into Glasgow city centre 4 miles away this location has proved popular with a wide range of local and corporate occupiers. Cambuslang and Carmyle Railway Stations together with various local bus routes are a few minutes away.



Lease Terms, Rent & Price

Flexible length FRI leases are available on suites ranging from a single floor to the whole building.

The existing fit out is offered at no cost and can be modified to suit tenants requirements.

The rent and sale price details are available on application.

Service Charge

A service charge for the building will be applicable to part lettings together with a small office park charge. Details are available on request.

Date of Entry

The property is immediately available.

Energy Performance Certificate

The building has a rating of 'C'. A copy of the certificate is available on request.

Rates

The tenant will be responsible for all local authority rates. The Rateable Value for the whole building is £121,000

Legal Costs

Each party will be responsible for their own legal costs. The tenant will be responsible for any Land and Buildings Transaction Tax (LBTT), landlord consent costs and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

Further Information

To arrange to view or for further information please contact:

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