



## TO LET



## HIGH QUALITY OFFICE ACCOMMODATION

**Orion House,  
Bramah Avenue,  
Scottish Enterprise Technology Park,  
East Kilbride, G75 0RD**

- 3,672 sq. ft. (341.14 sq. m)
- Air-conditioning
- Raised access flooring
- DDA compliant
- 11 car parking spaces (with additional overspill nearby)



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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.

Orion House is located on Bramah Avenue within Scottish Enterprise Technology Park, which itself sits to the south east of the town centre and East Kilbride Shopping Centre and Bus Station. East Kilbride Railway Station offers a train service to and from Glasgow Central Station at half hourly intervals throughout the day. A Premier Inn is within easy walking distance as is the Crooked Lum restaurant and bar.

The park is accessed from the A725, which leads directly to the Raith Interchange, M74 and M8 motorways with the M77 also easily reached via the A726 and Glasgow Southern Orbital roads.

#### DESCRIPTION

Scottish Enterprise Technology Park was established in 1994 and extends to around 84 acres (34 hectares). It is already home to over 100 companies, ranging from start-ups to SMEs and large international businesses. On-site facilities include security, a café and children's nursery. There are also conference facilities and meeting rooms to hire within Prism House Conference Centre.

Orion House is a modern, two storey office pavilion designed to a high specification. The vacant suite forms a wing of the ground floor and is accessed via a controlled door entry system. This air-conditioned office is largely open plan with raised access flooring and a suspended ceiling with recessed fluorescent light fittings, the previous tenant has created three private glazed offices/meeting rooms and a staffroom/kitchen. With plenty of tilt and turn windows (1.8 m high) the office has a light and airy feel accentuated by the landscaped/rural surroundings. The property is fully DDA compliant and has ladies, gents and assisted toilet facilities located on the ground floor within the common areas.

There are 11 private car parking spaces with additional overspill parking available nearby. The common grounds are landscaped and just outside the office is a picnic area where staff can enjoy a coffee or lunch.

#### ACCOMMODATION

We have measured the office suite in accordance with the RICS Code of Measuring Practice and calculate the net internal area to be approximately 3,672 sq. ft. (341.14 sq. m.).

#### AVAILABILITY

The suite is available to lease for a period to be agreed and with an annual rent of £37,000 + VAT, payable quarterly in advance. The service charge is approximately £3,000 + VAT per quarter (£3.27 per sq. ft.) and is charged in arrears based on actual expenditure.

#### ENERGY PERFORMANCE CERTIFICATES

The property has an EPC rating of D and a copy of the certificate and recommendation report are available upon request.

#### LOCAL AUTHORITY RATES

The office suite has a Rateable Value of £40,500 and the relevant Uniform Business Rate for 2019/20 is £0.49. The payment of non-domestic property and water & sewerage rates will become the tenant's responsibility.

#### LEGAL COSTS

Each party will be responsible for their own legal fees with the tenant meeting the costs of registering the lease and, if appropriate, payment of any Land & Buildings Transaction Tax.

#### DATE OF ENTRY

Upon conclusion of the lease agreement.

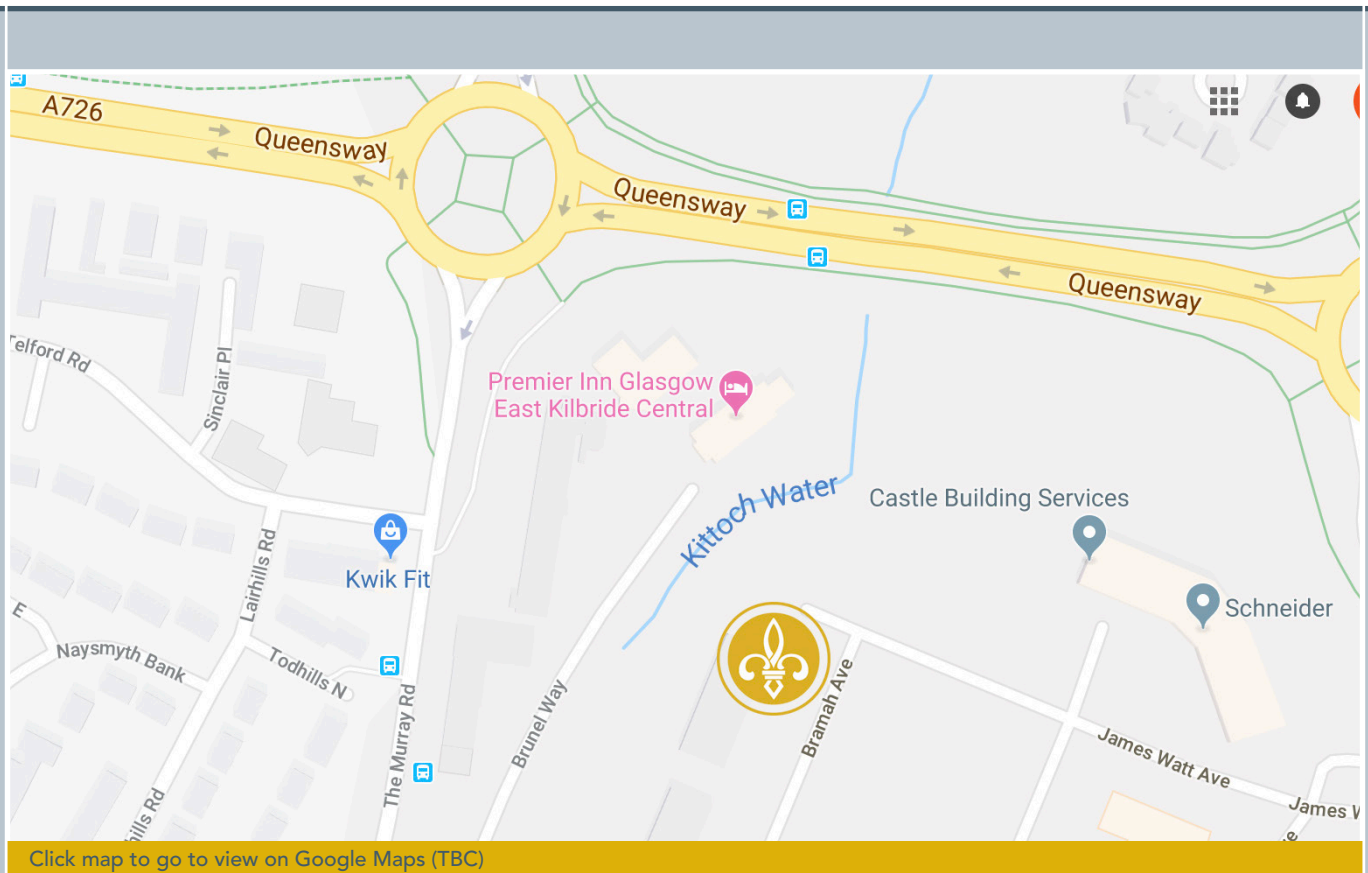
#### VAT

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



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GROUND FLOOR, NORTH WING



11 CAR PARKING SPACES ALLOCATED

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#### VIEWING

For viewings or further information, please contact:



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**Publication Date:** AUGUST 2019