



Refurbished Offices — To Let

4,595 to 9,371 sq ft — with generous car parking

Calder House
Tannochside Business Park
Ellismuir Way
Uddingston
G71 5PW



0141 300 8000
gva.co.uk

An **APLEONA** company

Location

An attractive business park location, Tannochside Business Park is an established mixed use park with excellent access to M8, M77 & M74 Motorways.

Description

A modern refurbished office pavilion, Lanark Court and Calder House are two adjoining buildings that can be let separately or interconnected to provide larger open plan single floor plates.

The ground floor suites are let to Mears and Mouchel leaving the entire first floor vacant.

Current specification includes

- ◆ Raised access floors
- ◆ Gas Central Heating with opening windows
- ◆ Modern lift and disabled access
- ◆ Dedicated toilet facilities
- ◆ 24/7 secure access

EPC

The property EPC is a 'D' rating

Rental

Rental available upon application.

Floor Areas

As per the RICS Code of Measuring Practice (6th Edition) the floor areas extend to:

Floor	Size (sq. ft.)	Size (sq. m)
Calder House 1st floor	4,595	427
Lanark Court 1st floor	4,776	444
Total	9,371	871

VAT

The property is registered for VAT and all figures quoted are exclusive of VAT.

Rating

The subjects are entered in the Valuation Roll and individual parties should make their own enquiries.

Lease Terms

The property is available on flexible lease terms on a Full Repairing and Insuring basis.



For further information or an appointment to view, please contact:

Michael Facenna

0141 305 6383

michael.facenna@gva.co.uk

Paul Broad

0141 305 6382

paul.broad@gva.co.uk

Sarah Addis

0141 566 6987

sarah.addis@knightfrank.com

Alex MacKay

0141 566 6011

alex.mackay@knightfrank.com

GVA

206 St Vincent Street, Glasgow, G2 5SG

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