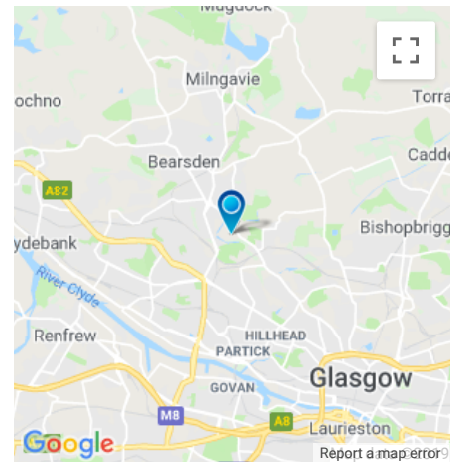


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ref: 24752 **SERVICED OFFICE SPACE TO LET**

Marketing £8,750 pa

West of Scotland Science Park, Kelvin Campus, 2317 Maryhill Road, Glasgow, G20 0SP

318 sq ft (30 sq m)

Industrial

Contact

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LOCATION

West of Scotland Science park is located approximately 4 miles northwest of Glasgow City Centre along the A81 (Maryhill Road) main arterial route. The park is well served by bus routes along Maryhill Road, as well as by the nearby Maryhill Train station. The park is located approximately 9.5 miles north east of Glasgow International Airport.

The park provides an excellent working environment for science start-ups and high growth technology companies. The Science Park occupies an attractively landscaped 61 acre site, which is divided into two campuses, Kelvin Campus and Todd Campus.

DESCRIPTION

This contemporary office space is ideally situated on the outskirts of Glasgow city centre and offers an opportunity to occupy a private furnished office or co-working space on flexible terms to suit your business requirements. Price includes rent, service charge, business rates, utilities & more. The office boasts a bright and spacious environment for businesses to take advantage of, as well as features and services including a manned reception and conference/meeting facilities.

Common features within the buildings onsite include:-

Modern office specification including IT trunking, double glazed windows and strip fluorescent lighting.

Kitchen/tea prep facilities

Male, female & disabled toilets

Onsite conference and catering facilities

Onsite children's nursery

Onsite sports facilities

Energy saving features within the modern buildings.

RATEABLE VALUE

The offices and laboratories are separately entered in the valuation roll. For further details please see the availability schedule.

TENURE

The space is available as serviced a office at a rent of £8,750 per annum. Alternatively, co-working desk space is available at £365 per month/desk.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant liable for stamp duty Land Tax and Registration Fees.

VAT

All prices, premiums, rents etc are quoted exclusive of VAT. VAT is payable.

Misrepresentation Act

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