

**TO LET
HIGH SPECIFICATION OFFICES
COLONSAY BUILDING
GSO BUSINESS PARK
EAST KILBRIDE
G74 5PG**

Location

East Kilbride, situated to the south east of Glasgow and within a 15 minute drive of the city centre, has a catchment of approximately 1.7 million people.

GSO Business Park occupies a prominent position on the outskirts of the town offering easy access to the M77, M74 and M8 motorway networks. Adjacent occupiers include EDF Energy, Grenke and Dimension Data.

Description

Colonsay Building is one of two standalone office buildings within the Business Park and benefits from raised access flooring, VRV comfort cooling system, double glazed curtain walling and suspended ceilings. The available suites are located on the ground and first floors, and benefit from 29 dedicated parking spaces.

Accommodation

From our measured inspection we calculate that the offices extend to the following net internal areas:

Ground Floor: 2,856 ft² (265.32 m²)
First Floor: 3,691 ft² (342.90 m²)

Terms

The offices are held on lease on full repairing and insuring terms expiring 17th August 2021 at a current rent of £45,787.50 per annum exclusive.

Our clients are looking to assign their leasehold interest. Further information on request.



Energy Performance Certificate

The property has an EPC rating of 'C'.

A copy of the Certificate can be provided upon request.

Rateable Value

We understand the property is entered into the Valuation Roll as follows:-

Description: Offices
Rateable Values ('20/'21):

Ground Floor (inc. parking): £32,500
First Floor (inc. parking): £52,500

Legal Costs

Each party to be responsible for their own legal and professional costs, with the ingoing tenant being responsible for LBTT.

VAT

All terms are quoted net of VAT where applicable.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

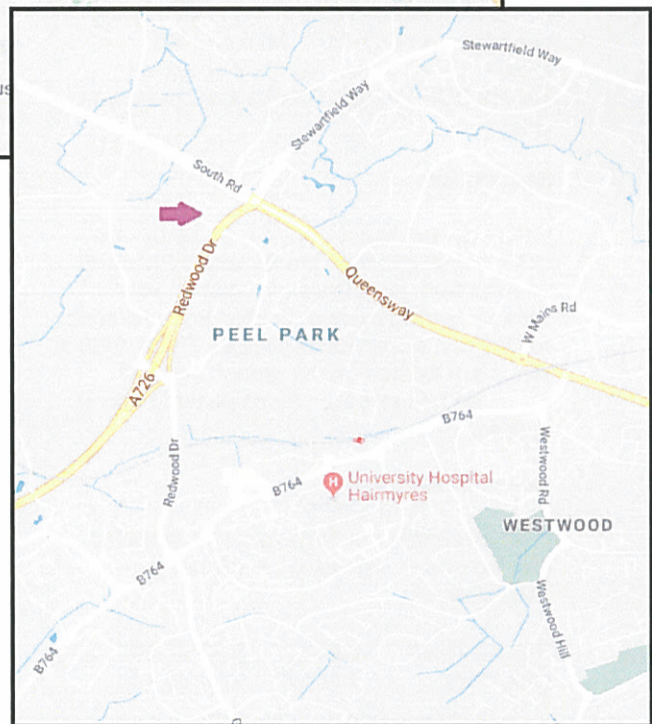
Further Information/Viewing

For appointments to view please contact the sole agents:

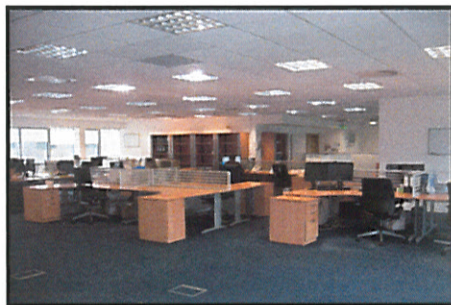
Whitelaw Baikie Figs
Tel: 0141 221 6161

Contact: Gavin Anderson
Email: gavin@wbf.co.uk

LOCATION PLAN



Details Updated 6th August 2020



The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.