

TO LET

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David Allison & Company  
Chartered Surveyors



GROUND FLOOR OFFICES

UNIT 1, ORBITAL COURT, EAST KILBRIDE, G74 5PH

- Attractive modern office space
- Popular business park location
- Net Internal Area: 1,007 sq ft (93.65 sq m)
- Close proximity to transport links
- Suit a variety of office uses
- Rental offers in excess of £11,000 per annum

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## LOCATION

The subjects occupy a popular and well-established business park location within Orbital Court which lies some 2 miles south-west of East Kilbride town centre in the district of Peel Park.

This location comprises a number of similar office developments together with some industrial and retail accommodation.

Peel Park lies close to the A726 Orbital Road which connects west to the M77 and the motorway network beyond. Hairmyers Railway Station is situated within walking distance and provides connections to East Kilbride town centre and Glasgow city centre.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

## DESCRIPTION & ACCOMMODATION

The subjects comprise a modern two storey end terrace office forming part of a larger terrace of similar office units.

The available accommodation comprises ground floor office space which is self-contained and arranged to provide an open plan office area, board room, kitchen with break-out area, toilets and disabled adapted toilet.

The subjects benefit from recent decoration, gas central heating, modern fluorescent lighting, secure entry and 4 dedicated car parking spaces.

## ACCOMMODATION & FLOOR AREA

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 93.65 sq m (1,007 sq ft).

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £12,100.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

## RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of £11,000 per annum on a full repairing and insuring basis for a lease term to be agreed.

## VAT

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

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

## EPC

Available on request.

## ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

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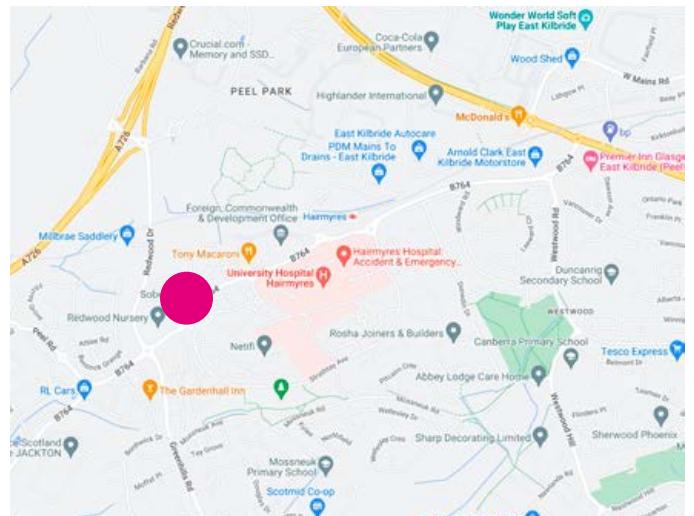
Regulated by RICS



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## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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