



TO LET

OFFICE ACCOMMODATION WITH PARKING

228 Eaglesham Road, Hairmyres, East Kilbride, G75 8RH

Strategically located next to Hairmyres Station.

Self contained upper floor office suite

Allocated private parking

Net Internal Area: 78.75 sq.m. (848 sq.ft.)

Rent: £11,000 per annum

LOCATION

The subjects are situated to the north of Eaglesham Road, at Hairmyres Railway Station, within the Hairmyres Area lying around one mile to the west of East Kilbride town centre. East Kilbride is located in South Lanarkshire and has a population in excess of 70,000 persons.

The surrounding area is mixed residential and commercial in nature.

Nearby occupiers include a Keystore, substantial Government offices, Hairmyres University Hospital, St James Retail Park is a short walk to the west and is occupied Lidl, Tony Macaroni, Pizza Hut and a variety of local businesses.

Eaglesham Road forms part of the B764 which links with the A726 Expressway to the east, which connects west on to the M77 and the motorway networks.

Hairmyres Railway Station is located adjacent to the office premises and provides connections to East Kilbride Centre and Glasgow Central.

DESCRIPTION

The subjects comprise a first floor office accommodation which internally is laid out to provide a series of private and general office areas, staff ancillary accommodation with additional mezzanine storage provided in the main office.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

78.75 sq.m. (848 sq.ft.)

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £9,300.

Under the Small Business Bonus Scheme rates relief of up to 100% may be available, subject to occupiers status.

Please note that a new occupier has the right to appeal the current assessment within six months of occupation.

LEASE

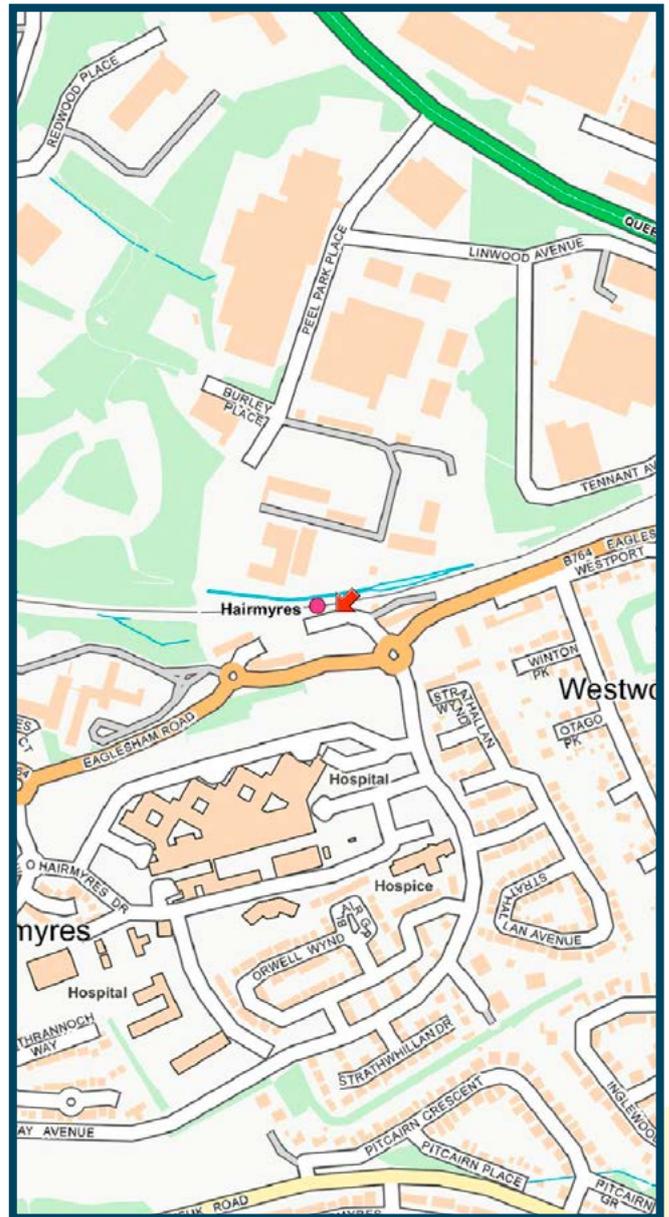
The property is offered on the basis of a full repairing and insuring lease for a negotiable term. Incentives may be available, subject to status and lease length. Rental offers of £11,000 per annum (exclusive of VAT).

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Immediate entry is available upon completion of legal formalities.



LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole Agents.

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DATE OF PUBLICATION

July 2019

REFERENCE

WSA1632

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