

TO LET



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East Dunbartonshire Council

www.eastdunbarton.gov.uk

Unit 9, Springfield Works Emerson Road Bishopbriggs G64 1PE



- **Suite extends to 517sq.ft (48 sq.m)**
- **Passing Rental - £4,700 per annum (exclusive of VAT)**
- **Dedicated Parking**
- **Close proximity to Bishopbriggs Town Centre**
- **Early entry available.**

LOCATION

The subjects are located on the north side of Emerson Road, Bishopbriggs. The town centre is within 2 minutes walking distance from the premises and provides a range of services and amenities including a large Morrisons Supermarket. Bishopbriggs is served by regular half-hourly train services connecting with Glasgow Queen Street. Bishopbriggs Station is located within approximately one minute walking distance from the subjects.

The premises benefit from good links to the surrounding motorway network, with the M8 and M80 motorways situated only a few miles from the subjects.

DESCRIPTION

The development comprises 6 ground floor industrial workshop units and 6 first floor office suites. The 2 storey building is of roughcast/concrete block construction with an asbestos sheeted roof. All windows are uPVC double glazed.

Internally the unit is on the first floor & comprises one large office area, additional small room and a kitchen area. Heating is provided by off-peak wall mounted storage heaters & lighting is by way of lighting units within a suspended ceiling system.

Communal male/female toilets and kitchen facilities are also located on the first floor of the development.

ACCOMMODATION

The suite extends to approximately 517 sq.ft (48 sq.m) and is located on the first floor.

SERVICES

The subjects benefit from mains electricity and water.

RATEABLE VALUE

The rateable value for the subjects with effect from 01st April 2017 is £4,250.

RENT / LEASE TERMS

The subjects are offered on a Full Repairing and Insuring basis at an annual rental of **£4,700** per annum. A Service charge is applicable to the Unit, which was set at **£1,296 for 2019/20**.

All Parties wishing to submit an offer to lease the premises should complete a Tenancy Application Form and return this to Estates Management. All Tenancy Applications can be obtained by emailing: wayne.rippard@eastdunbarton.gov.uk

VAT

Unless stated otherwise, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending Lessee must satisfy themselves as to the incidence of VAT with respect to any transaction.

LEGAL AND PROFESSIONAL FEES

Both parties to meet their own legal and professional fees associated with the preparation of the lease agreement, including all outlays and registration dues if applicable.

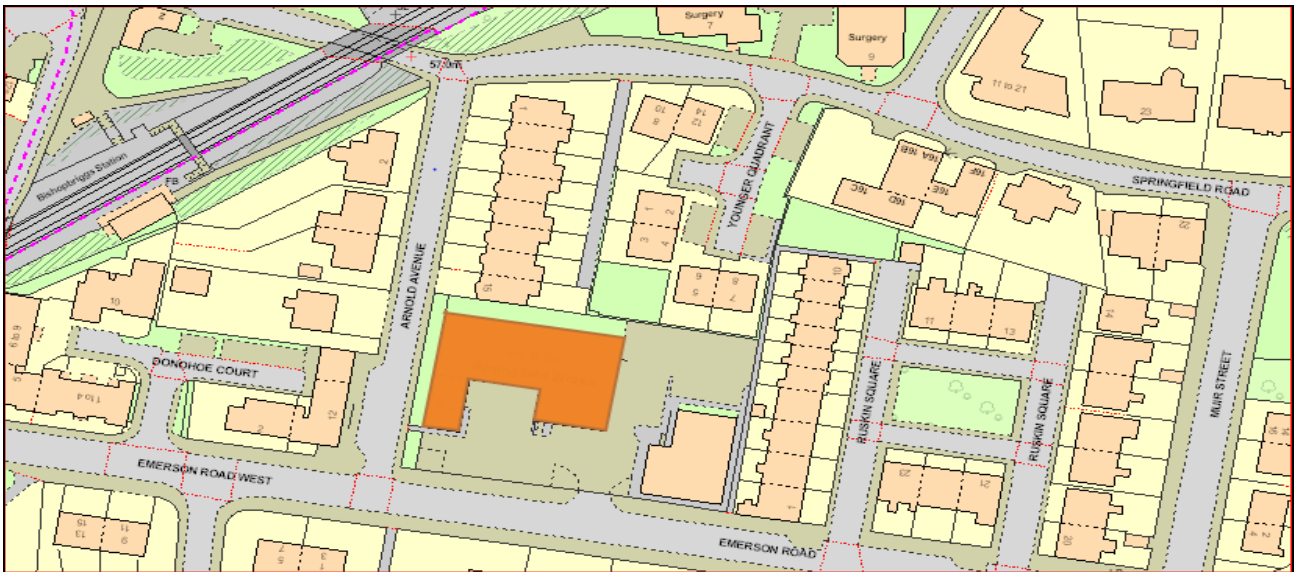
VIEWING / FURTHER INFORMATION

Strictly by appointment with:
Wayne Rippard – Estates Surveyor
Broomhill Depot
Kilsyth Road
Kirkintilloch
G66 1TP Tel – 0141 574 5562
Email – wayne.rippard@eastdunbarton.gov.uk

SUITE 9, SPRINGFIELD WORKS, BISHOPBRIGGS



LOCATION PLANS



FOR FURTHER DETAILS PLEASE CONTACT US, VISIT OUR WEBSITE OR FOLLOW US ON TWITTER



Phone: 0141 574 5589
Email: estates@eastdunbarton.gov.uk
Web: www.eastdunbarton.gov.uk



Post: Estates Management, Broomhill Depot, Kirkintilloch G66 1TP
EDC IS OPEN FOR BUSINESS. FOR BUSINESS ADVICE, SUPPORT AND MORE VISIT OUR "OPEN FOR BUSINESS" WEBSITE

www.eastdunbartonforbusiness.co.uk

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