

# TO LET

## KIRKINTILLOCH COMMUNITY SPORTS COMPLEX

Southbank Business Park  
Donaldson Street  
Kirkintilloch



- **OPPORTUNITY TO LEASE AND OPERATE THE NEW KIRKINTILLOCH COMMUNITY SPORTS COMPLEX**
- **Canal side development in Southbank Business Park comprising full 3G football pitch, a total of 302 seats for spectators with integrated disabled viewing, changing facilities and on-site parking**
- **Requirement to contribute directly to supporting East Dunbartonshire's Local Outcomes Improvement Plan through the provision of school and community access**

## THE DEVELOPMENT

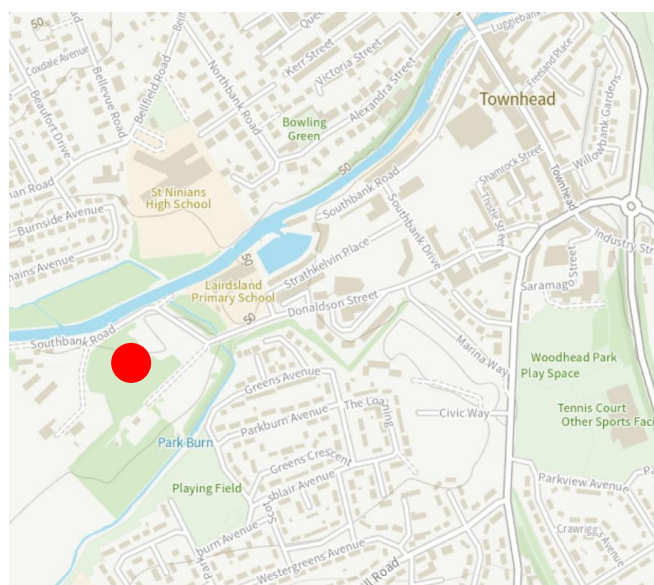
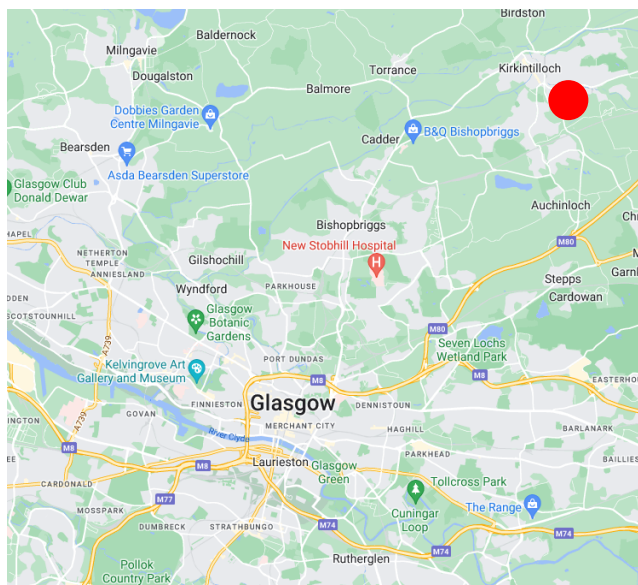
The Kirkintilloch Community Sports Complex is currently under construction and is expected to be available for occupation from autumn 2022. The facility will include a full size 3G football pitch with floodlights and perimeter fencing, all seater stand to accommodate 270 spectators with integrated disabled viewing, 50 parking spaces, changing facilities (4 changing rooms), reception area and small kitchen with a further 32 seats complete with integrated disabled viewing in the main building.





## LOCATION

Kirkintilloch is located approximately 9 miles (14.5km) north of Glasgow City Centre. The town benefits from excellent transport links with frequent buses. Lenzie Train Station is a 20-minute walk from the town, with regular services to Glasgow and Edinburgh. Initiative Road, located in close proximity to the Complex, serves as the main arterial road to the M80 and M8 motorways. Short-term car parking is available in the town centre. The facility is situated off Donaldson Street, approximately 0.5 miles (0.8km) south-west of Kirkintilloch Town Centre in the Southbank Business Park area of the town.



## LEASE TERMS

Offers are invited to lease the subjects on a full repairing and insuring lease, for an initial 25 year period at an annual rental of £25,000 excl. VAT. All other terms and conditions are as detailed in the draft lease agreement which accompanies these marketing particulars, which the Council expects the successful offerer to comply with, including but not limited to a requirement to provide school and community access to the facility as detailed in the provisions of Part 2 of the Schedule referred to in the draft lease.

All offers must be accompanied by a Business Plan, demonstrating how the proposed Lessee will contribute to the achievement of East Dunbartonshire's Local Outcomes Improvement Plan, a copy of which is available on request.

The Lessee will be expected to meet all operating costs associated with the Complex, including but not limited to utility costs, repairs and maintenance, cleaning, insurance and non-domestic rates (if applicable).

In the event of a joint offer on behalf of two or more parties, or where the offerer is a newly created organisation then the offer must include details of the organisation, copies of its constitutional documents and details of its governance arrangements.

The Council is not obliged to accept the highest or any offer and reserves the right (but is not required) to request that an offerer submits additional evidence in support of its offer. Further, the Council reserves the right to reject any offer, which is incomplete or otherwise does not comply with these instructions.

## CLOSING DATE

**All offers for Lease should be submitted by 12 noon Monday 22<sup>nd</sup> August 2022. Late offers will not be accepted or considered.**

All offers must be submitted in a plain sealed envelope. The offerer must not place any distinguishing mark on the envelope other than an address to which the offer may be returned if it is not submitted in accordance with the Council's directions. Offers must be clearly labelled as follows -

**'OFFER TO LEASE KIRKINTILLOCH COMMUNITY SPORTS COMPLEX, SOUTHBANK, KIRKINTILLOCH'**

**Chief Solicitor and Monitoring Officer  
Executive Officer - Legal & Democratic Services  
East Dunbartonshire Council  
12 Strathkelvin Place  
Kirkintilloch  
G66 1TJ**

Offers must be posted as the Council are unable to receive/accept hand deliveries so please ensure any offer is submitted with delivery timescales taken into consideration. The Council are unable to accept electronic submissions.

### **VAT**

Unless stated otherwise, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any party intending to submit and offer 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 reasonably incurred, including all outlays, registration dues and VAT if applicable.

### **VIEWING / FURTHER INFORMATION**

Strictly by appointment with:

David Carracher / Fiona McLay  
Professional Services Surveyors

Phone: 0141 578 8610 / 07799656843

E-mail: david.carracher@eastdunbarton.gov.uk / fiona.mclay@eastdunbarton.gov.uk

Fax: 0141 574 5555

Web: [www.eastdunbarton.gov.uk](http://www.eastdunbarton.gov.uk)

Post: Estates, East Dunbartonshire Council, Broomhill Depot, Kilsyth Road, Kirkintilloch G66 1XQ

The above particulars are believed to correct but are supplied for information only and their accuracy cannot be guaranteed. They are not deemed to form any contract which may be entered into. In supplying these particulars East Dunbartonshire Council is not issuing instructions and will not, therefore, bear any liability for agents or other fees. East Dunbartonshire Council does not bind itself to accept the highest or any offer.

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