

TO LET



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East Dunbartonshire Council

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**SUITE 2
SPRINGFIELD HOUSE
EMERSON ROAD
BISHOPBRIGGS
G64 1PE**



- Unit extends to 360 sq.ft
- Passing Rental - £4,300 per annum.
- Close to Bishopbriggs Town Centre
- Dedicated Parking Spaces
- Available – January 2020

0141 574 5562 – Wayne Rippard, Estates Management

SUITE 2, SPRINGFIELD HOUSE

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 Morrison's 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.

Bus services are also available from the town centre with direct routes to Glasgow city centre. The premises benefit from good links to the surrounding motorway network, with the M80 motorway situated only 3.5 miles from the subjects.

DESCRIPTION

The development comprises of 5 ground floor office suites. The single storey building is of brick cavity construction with brick pointed finish, timber hardwood windows and pitched concrete interlocking tile roof.

Internally the suite is split into two office spaces. Heating is provided by way of off-peak wall mounted heaters and lighting by way of fluorescent strip units.

Springfield House benefits from communal male, female and disabled toilets and a small kitchen area. There is a small waiting area/reception area to the front of the building.

ACCOMMODATION

The accommodation extends to approx 33.5sqm (360 sqft)

SERVICES

The subjects benefit from mains electricity and water.

RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2017 is £3,700

RENT / LEASE TERMS

The subjects are offered on a Full Repairing and Insuring lease at an annual rental of £4,300 per annum. Any prospective tenant will be liable for service charges currently £1,680 pa in addition to rent and rates. The lease term is negotiable.

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
East Dunbartonshire Council
Estates Management
Broomhill Industrial Estate
Kilsyth Road
Kirkintilloch
G66 1TP

Tel: 0141 574 5562
E-Mail: wayne.rippard@eastdunbarton.gov.uk

SUITE 2, SPRINGFIELD HOUSE

INTERNAL PHOTOGRAPH



LOCATION PLAN



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



Phone: 0300 1234510



Fax: 0141 574 5555



Email: estates@eastdunbarton.gov.uk



Web: www.eastdunbarton.gov.uk



**Post: Estates Management, Broomhill Ind. Est. Kilsyth Road,
Kirkintilloch G66 1TP**

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