

# TO LET



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**East Dunbartonshire Council**

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

**UNIT 1  
KILSYTH ROAD WORKSPACE, KILSYTH ROAD  
KIRKINTILLOCH  
G66 1QE**



- Industrial workshop with small office
- Approximately 1076 sq.ft (100 sq.m)
- Close to Kirkintilloch town centre
- Flexible terms available
- Available February 2020

## LOCATION

The subjects are located on Kilsyth Road, Kirkintilloch. The town centre is within 5 minutes walking distance from the premises. The town centre provides a range of services and amenities including Tesco, Lidl and Sainsbury's Supermarkets with a McDonalds close by.

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 15 industrial units and 2 office buildings in a self contained industrial estate. The premises are of concrete block construction surmounted with a profile sheeted roof. Unit 1 is fitted with an electric metal roller shutter door.

Internally the unit comprises of a workshop area with a toilet facility. Lighting is provided by fluorescent strip lights.

## ACCOMMODATION

The unit extends to approximately 100 square metres (1076 square feet)

## SERVICES

The subjects benefit from mains electricity, water and drainage system.

## RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2017 is £6,000

## RENT / LEASE TERMS

The subjects are offered on an FRI lease at an annual rental of £5,850 per annum. The lease term is negotiable. Any prospective tenant will be liable for service charges in addition to rent and rates which are currently set at £400 pa.

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](mailto: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

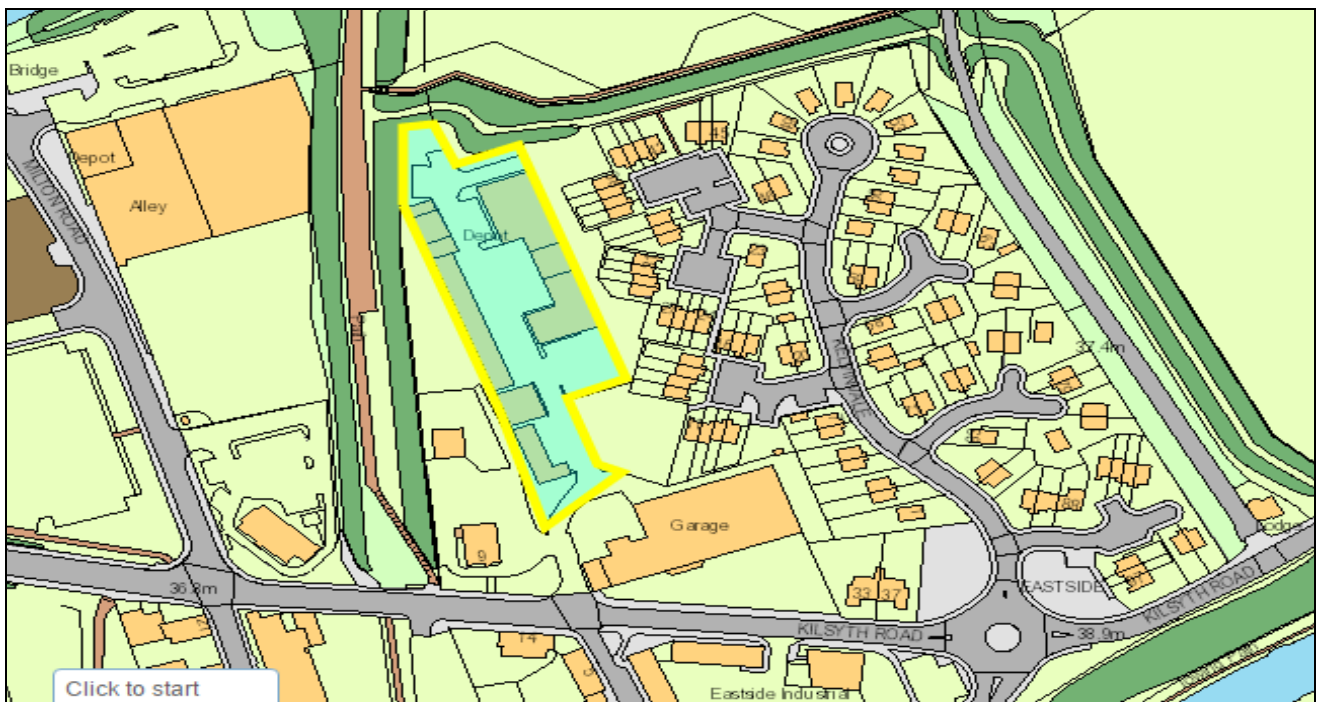
Kirkintilloch

G66 1TPTel – 0141 574 5562

Email – [wayne.rippard@eastdunbarton.gov.uk](mailto:wayne.rippard@eastdunbarton.gov.uk)



## 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](mailto:estates@eastdunbarton.gov.uk)  
Web: [www.eastdunbarton.gov.uk](http://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](http://www.eastdunbartonforbusiness.co.uk)

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