

TO LET



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East Dunbartonshire Council

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SUITE 6
LENNOXTOWN ENTERPRISE CENTRE
RAILWAY COURT
LENNOXTOWN
G66 7LL



- Suite available end of July 2021
- Flexible and competitive lease terms
- Staffed reception, on-site meeting/training room, 24/7 access
- Optional voice over IP telephone & internet capability
- Intruder/fire alarmed, CCTV & security monitored systems
- Private parking spaces

Suite 6 Lennoxtown Enterprise Centre

LOCATION

The subjects are located in Lennoxtown Enterprise Centre, which is part of Lennoxtown Business Workspace, which is near the town centre approximately 10 miles outside of Glasgow City Centre.

Lennoxtown is located in the north east of the geographical council area and is 3 miles from Kirkintilloch town centre. On the main street of Lennoxtown you will find a variety of shops, eating places, pubs along with a post office, petrol filling station and a local hotel/restaurant. Kirkintilloch provides a direct route to the main motorway network of the M80 and M73. These provide excellent routes in to Glasgow, Edinburgh and Stirling.

Bus services are also available from Lennoxtown and Kirkintilloch with direct routes to Glasgow city centre. Lenzie railway station is approximately 5 miles from with services to Glasgow, Edinburgh & Stirling.

DESCRIPTION

Lennoxtown Enterprise Centre & Lennoxtown Business Workspace is a modern development consisting of an office block containing ten office suites ranging from 235 sq ft to 794 sq ft and a separate block of five class 4 industrial units offering the unusual combination of ground floor workshop and an integral mezzanine office.

The office suites are fully insulated with double glazing and raised flooring with a key and electronic fob entry system. Suites are located over two floors with access to upper floor by stairs and a fully DDA complaint lift.

ACCOMMODATION

Large office space that extends to approximately 74 sq.m (794 sq.ft) with lovely views over the Campsie Fells. The office comes with four car parking spaces.

SERVICES

The subjects benefit from mains electricity and water.

RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2017 is £6,100

RENT / LEASE TERMS

The subjects are offered on an Internal Repairing and Insuring lease at an annual rental of **£6,000** per annum. The lease term is negotiable. Any prospective tenant will be liable for service charges in addition to rent and any rates. Service charges are currently set at approximately **£4,426** per annum.

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 1FT

Tel: 0141 574 5562

E-Mail: wayne.rippard@eastdunbarton.gov.uk

INTERNAL PHOTOGRAPHS



Suite 6 Lennoxtown Enterprise Centre

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



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Fax: 0141 574 5555



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