

TO LET



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East Dunbartonshire Council

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**Unit 10, Railway Court
Lennoxtown Enterprise Centre
G66 7LL**



- Approximately 1,410 sq.ft (131 sq.m)
- Combined workshop and mezzanine office space
- Dedicated parking
- Pre-installed Fire & Security Alarms, CCTV
- Broadband & Telephone Services
- AVAILABLE 1st MARCH 2022

Unit 10 Railway Court, Lennoxtown Enterprise Centre

LOCATION

The subjects are located on Railway Court, Lennoxtown 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. 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 workspace is a modern development consisting of five class 4 industrial units offering the unusual combination of ground floor workshop and an integral mezzanine office along with dedicated parking areas.

The units are of brick/block and alloy sheeting construction.

ACCOMMODATION

The accommodation extends to approx 1,410 sq ft (131sqm).

SERVICES

The subjects benefit from 3 phase mains electricity power supply, mains water supply, wall mounted gas heater in workshop area, electric wall panel heaters in office area, kitchen & toilet facilities, access to broadband & telephone services and CCTV is on site and remotely monitored for added security.

RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2017 is £8,200.

RENT / LEASE TERMS

The subjects are offered on an FRI lease at an annual rental of **£9,350** (nine thousand, three hundred & fifty pounds) per annum. The lease term is negotiable. Any prospective tenant will be liable for service charges in addition to rent and rates. Service charges are currently set at **£1,572** (one thousand, five hundred & seventy two pounds) 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
Professional Surveyor
East Dunbartonshire Council
Assets & Facilities
Broomhill Depot
Kilsyth Road
Kirkintilloch
G66 1TF

Tel: 0141 574 5562
Fax: 0141 574 5555
E-Mail: wayne.rippard@eastdunbarton.gov.uk

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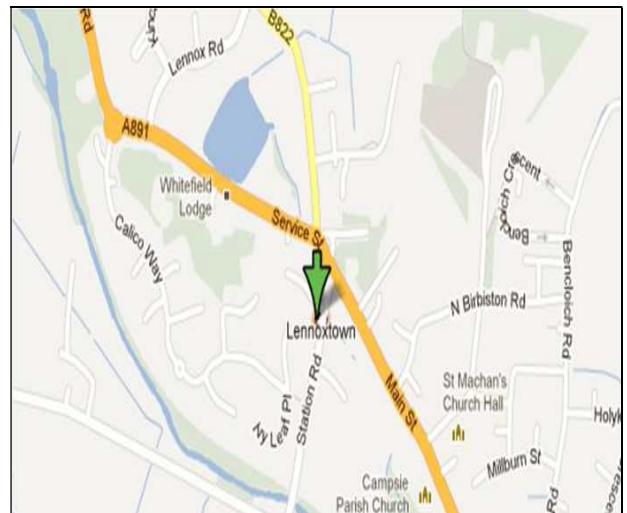
INTERNAL PHOTOGRAPHS



LOCATION PLAN



(site specific)



(general location)



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



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