



PROMINENT FIRST FLOOR OFFICE SUITE

- > NIA: **129.88 SQM (1,398 SQ FT)**
- > DESIGNATED CAR PARKING
- > EXCELLENT ACCESS TO THE M8
MOTORWAY
- > **RENT: £14,000 PA**

OFFICES TO LET

BUCHANAN COURT, BUCHANAN BUSINESS PARK, STEPS G33 6HZ

CONTACT: Gary Louttit MRICS APAEWE, g.louttit@shepherd.co.uk 0141 331 2807 www.shepherd.co.uk
Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk 0141 331 2807 www.shepherd.co.uk



LOCATION

Buchanan Business Park is situated adjacent to Junction 3 of the M80 motorway. The location benefits from excellent communication links and is within 10 minutes' drive of Glasgow City Centre. Stepps railway station is a short walk away and provides regular connections to Glasgow Queen Street Station in under 15 minutes. The M8, M73, & M74 motorways are within a few minutes' drive of the Pavilions.

EXCELLENT AMENITIES

A Brewers Fayre family pub/restaurant with children's play area and an 80 bed Premier Inn is located adjacent to the subjects, within Buchanan Gate Business Park and a Bannatyne's Health Club is located nearby. Opposite the Business Park there is the Garfield House Hotel, a 47 bed Best Western Hotel. In addition there is a Co-Op supermarket situated within Stepps. Westerwood Golf & Leisure Centre is located a short distance from the Pavilions just off the A80 at Cumbernauld.

DESCRIPTION

The Pavilions comprise 6 brick-built office properties, each arranged over ground and first floor and set out in mature landscaped surroundings benefitting from allocated car parking.

The property was built in approx. 1991 to a high standard. The Pavilions have been well maintained.

Internally, the typical specification includes the following:

- Suspended ceilings
- Category 2 lighting
- Perimeter trunking
- Gas central heating

DATE OF ENTRY

The property is available for immediate entry on conclusion of a legal agreement.

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| ACCOMMODATION | SqM | SqFt |
|---------------|--------|-------|
| FIRST FLOOR | 129.88 | 1,398 |

The forgoing areas have been calculated on a net internal area basis in accordance with the code of measuring practice (6th edition) as prepared by the RICS.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.



RENT

We are seeking to lease the premises on the basis of a full repairing and insuring lease at a rental rate of **£14,000 per annum** excluding VAT.

ESTATE SERVICE CHARGE

The tenants will be required to pay the appropriate proportion of the estate service charge.

RATEABLE VALUE

We are advised that the current Rateable Value for first floor at Pavilion 5 is £14,444. As the rateable value is below £15,000, the property will currently benefit from rates relief in terms of the Small Business Bonus scheme, if the occupier meets the required criteria.

ENERGY PERFORMANCE CERTIFICATE

Pavilion 5 has an EPC rating of D. Further details available on request.

LEGAL COSTS

Please note that each party is responsible for their own reasonably incurred legal costs relative to the transaction.

VAT

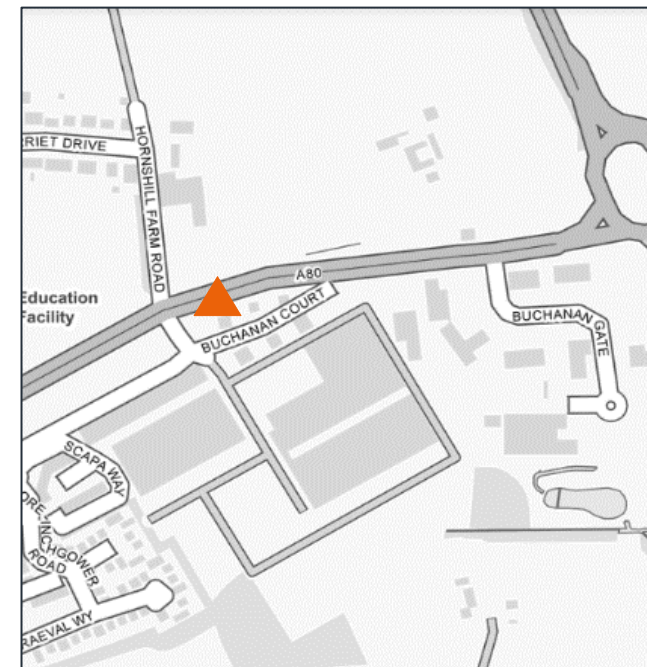
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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