

FOR SALE

High Quality Office Suite

NIA: 388.27 SQM (4,127 SQ FT)

Modern Office Suites

Located Within Established
Business Park

Within Close Proximity to Public
Transport Links

Part Income Producing

Sale Price: Offers In Excess of
£410,000 (Exc VAT)



[CLICK HERE FOR A VIRTUAL TOUR!](#)



FIRST FLOOR, 2B ORBITAL COURT, EAST KILBRIDE, G74 5PH

CONTACT:

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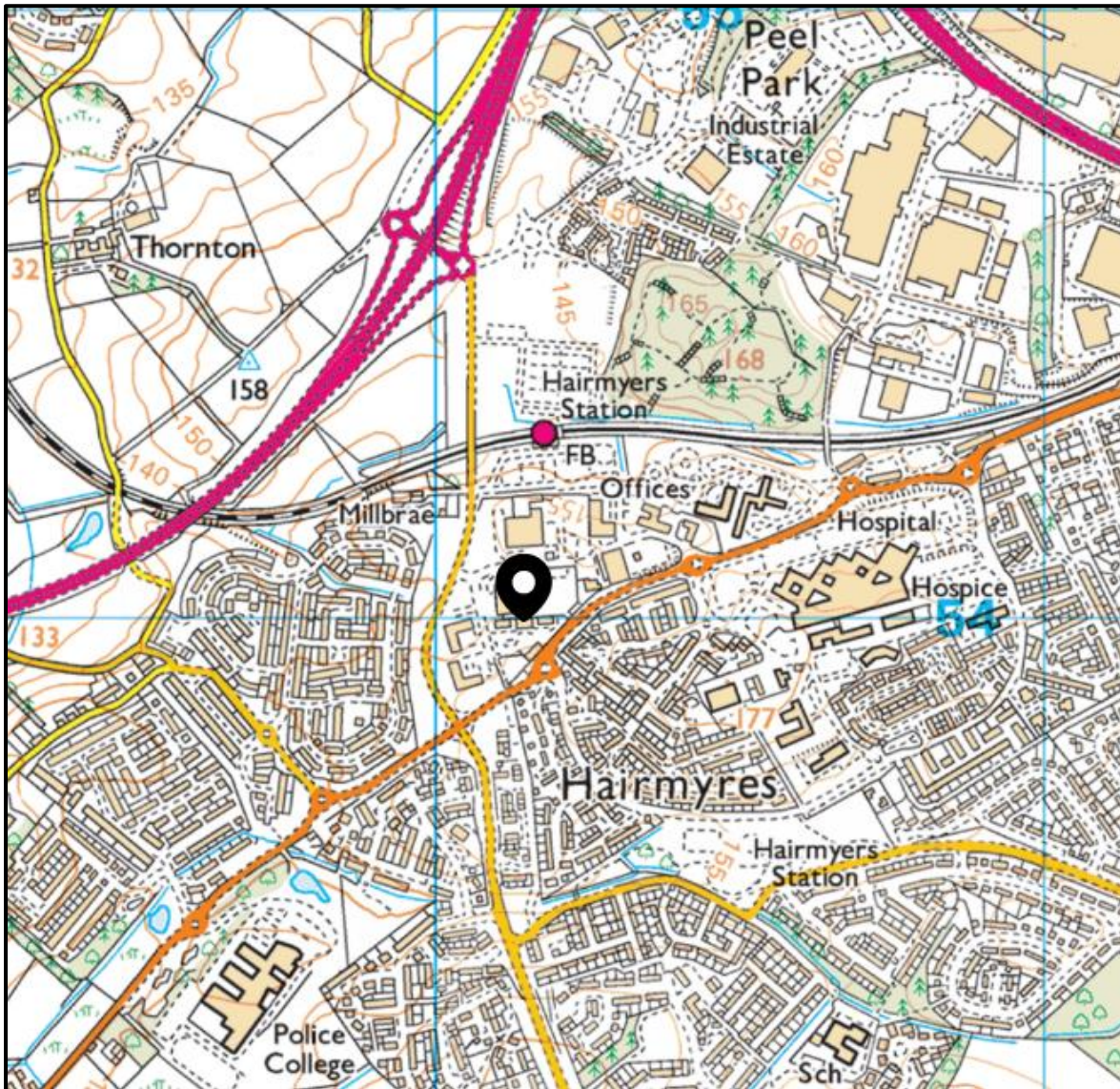
| 0141 331 2807 – 07920 824 408
| 0141 331 2807 – 07551 173 132





Location

FIRST FLOOR, 2B ORBITAL COURT, EAST KILBRIDE, G74 5PH



The subjects are located within the town of East Kilbride, approximately 10 miles southeast of Glasgow City Centre. The estimated population of East Kilbride is 75,000 people, making it the sixth largest town in Scotland.

The town benefits from excellent road links being approximately 0.4 miles East of The Southern Orbital, which provides a direct link to Junction 5 of the M77 and the wider national motorway network. Hairmyres Train Station, located approximately 0.2 miles from the subjects, offers frequent services to Glasgow Central Station.

East Kilbride has recently undergone significant investment, with the East Kilbride to Glasgow Central train line being part of a major £144 million investment which was complete in December 2025. The improvements include the introduction of modern electric trains and newly accessible stations at Hairmyres and East Kilbride.

More specifically, the subjects are located within Orbital Court on the junction of Redwood Drive and Eaglesham Road. Orbital court is primarily populated with office pavilions with surrounding occupiers including Dickie and Moore Construction, Soben and Hawkins & Associates.



[CLICK HERE FOR LOCATION](#)



Description

FIRST FLOOR, 2B ORBITAL COURT, EAST KILBRIDE, G74 5PH



The subjects comprise a first-floor office suite, forming part of a larger two-storey business centre. The subjects benefit from their own dedicated access via a secure door entry system off Orbital Court. Access to the upper floor is gained via an internal stairwell as well as a DDA-compliant lift.

Internally, the subjects are finished to a high standard, providing a mixture of open plan and cellular office space, benefitting from a carpet floor covering and a suspended tiled ceiling with integrated LED lighting throughout. This is further enhanced by a raised access floor with electrical outlets distributed throughout. The partitions forming the cellular office accommodation are non-structural and can be removed, allowing the space to be reconfigured to provide a more open plan layout if required. The subjects also benefit from a kitchen/prep area, male, female and disabled toilet facilities, as well as shower facilities.

The subjects also benefit from 17 dedicated parking spaces located directly outside the property.

ACCOMMODATION

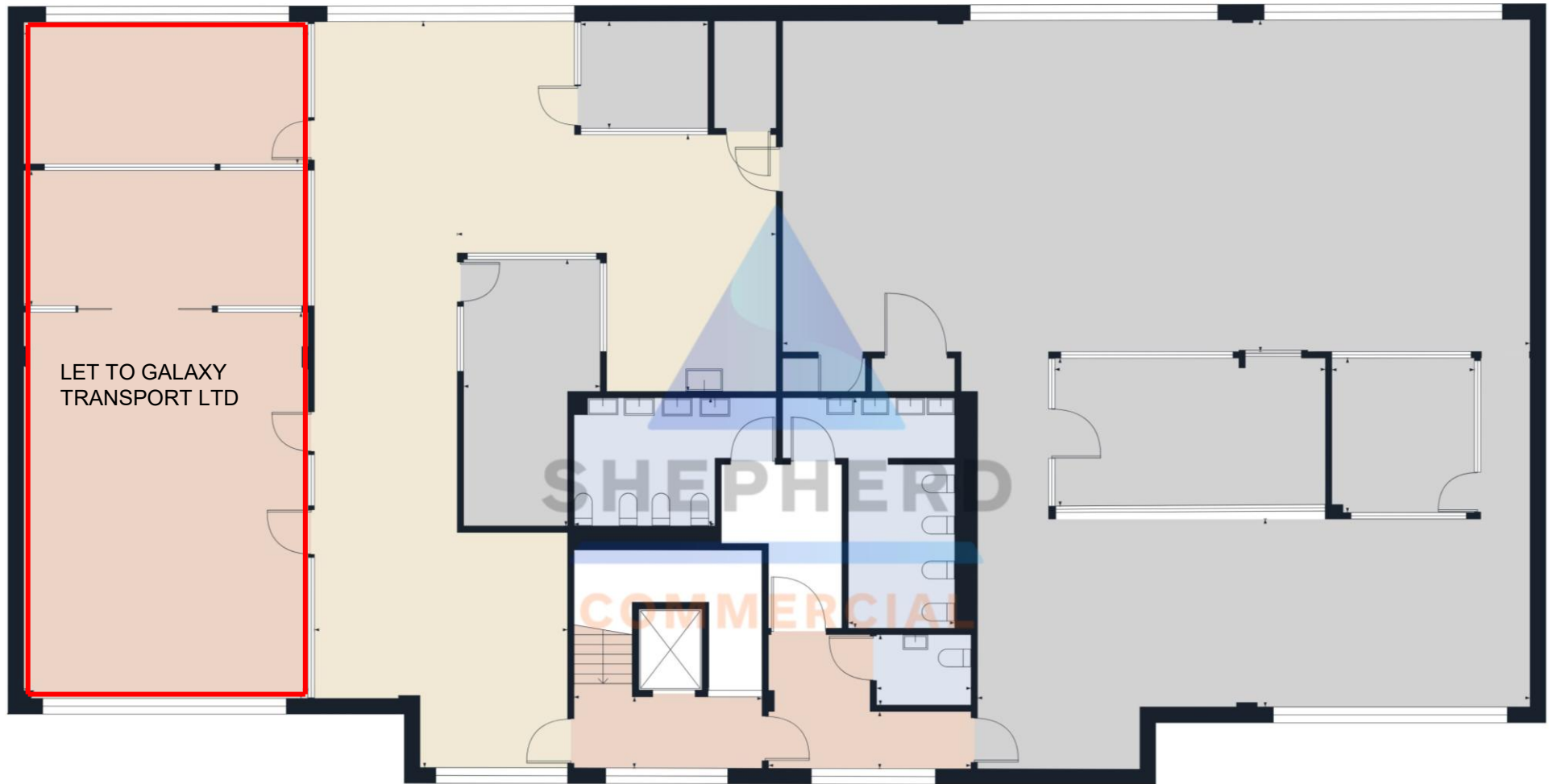
Accommodation	SQM	SQFT
First Floor	388.27	4,127
TOTAL	388.27	4,127

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

FIRST FLOOR, 2B ORBITAL COURT, EAST KILBRIDE, G74 5PH



FLOOR PLANS ARE FOR
INDICATIVE PURPOSES ONLY



SALE PRICE

Our client is seeking **offers in excess of £410,000** for their heritable interest in the subject property.

OCCUPATIONAL LEASE

There is currently a lease in place in the below terms:

Tenant:	Galaxy Transport Limited
Lease Expiry:	4 th July 2027
Rent:	£18,000 (exc VAT) p.a

A copy of the lease can be provided to interested parties.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming purchaser to satisfy themselves in this respect.

VAT

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

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. PUBLISHED: May 2026.

RATEABLE VALUE

The subjects are currently entered into the valuation roll as per the below:

Address	Rateable Value
First Floor Right, 2b Orbital Court	£26,000
Office 1 - First Floor Left, 2b Orbital Court	£11,700
Office 2 - First Floor Left, 2b Orbital Court	£3,200
Office 3 - First Floor Left, 2b Orbital Court	£1,050
Office 4- First Floor Left, 2b Orbital Court	£2,500

Further information can be found at www.saa.go.uk

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

shepherd.co.uk

