

# TO LET



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**East Dunbartonshire Council**

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

## **Suite 5, Springfield House Emerson Road Bishopbriggs G64 1QE**



- **Suite extends to approximately 47 sq.m (506 sq.ft)**
- **Close to Bishopbriggs town centre and railway station**
- **Dedicated parking spaces**
- **Available immediately**

# To Let – Suite 5, Springfield House, Bishopbriggs

## LOCATION

The subjects are located on the north side of Emerson Road, Bishopbriggs. The town centre is within 2 minutes walking distance from the premises and provides a range of services and amenities including a Morrisons Supermarket.

Regular half-hourly train services connecting to Glasgow Queen Street with Bishopbriggs Station are located one-minute walking distance from the subjects. 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 single storey building is of brick cavity construction with brick pointed finish, timber hardwood windows and pitched concrete interlocking tile roof.

Heating is provided by wall mounted heaters and lighting by way of fluorescent strip units.

Springfield House benefits from communal male, female and disabled toilets and a small kitchen area. There is a small waiting area/reception area to the front of the building.

## ACCOMMODATION

The internal accommodation extends to 47 sq.m (506 sq.ft).

## SERVICES

The subjects benefit from mains electricity, with fluorescent lighting installed throughout.

## RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2023 is £5,800.

## RENT / LEASE TERMS

The subjects are offered on an FRI lease at an annual rental of £6,000 per annum. The lease term is negotiable. The tenant will also be liable to pay an annual service charge. The current service charge is £2,370.

## 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 will meet their own legal and professional fees, reasonably incurred in connection with the preparation of the lease document, including all outlays, registration dues and VAT if applicable.

## VIEWING / FURTHER INFORMATION

Strictly by appointment with:

Lucy Reid  
Professional Services Surveyor  
East Dunbartonshire Council  
Estates Management  
Broomhill Depot  
Kirkintilloch  
G66 1QF

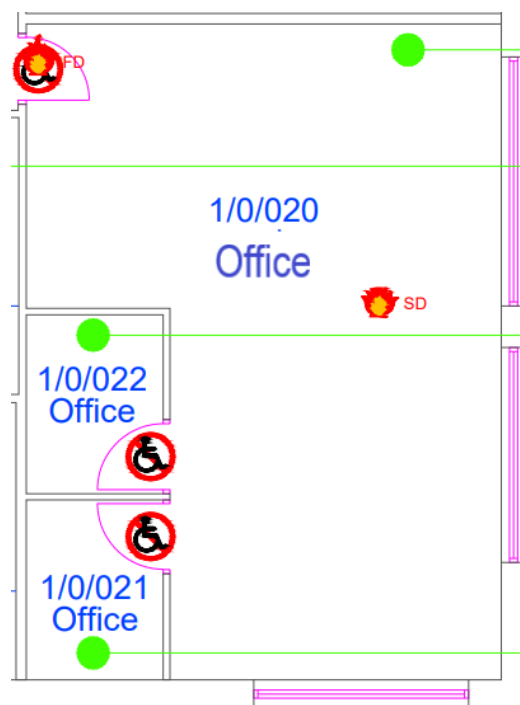
Tel: 07918 971100  
Fax: 0141 574 5555  
E-Mail: [lucy.reid@eastdunbarton.gov.uk](mailto:lucy.reid@eastdunbarton.gov.uk)

# To Let – Suite 5, Springfield House, Bishopbriggs

## EXTERNAL PHOTOGRAPH

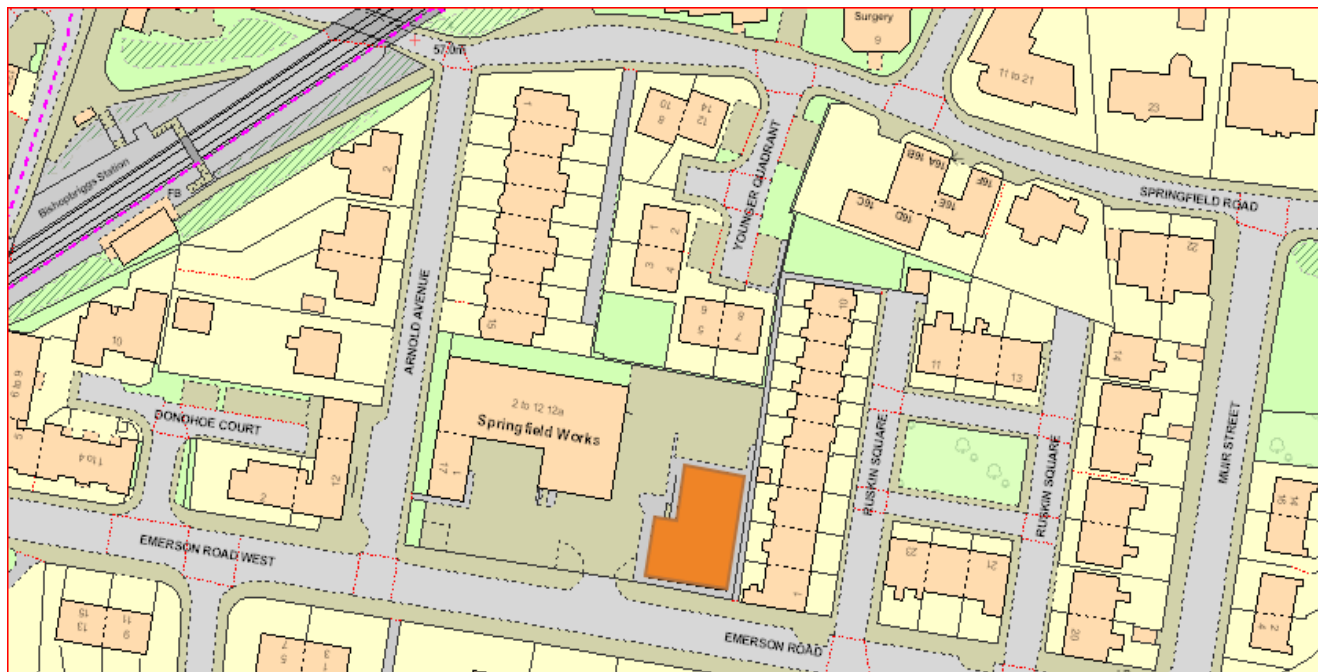


## FLOOR PLAN



# To Let – Suite 5, Springfield House, Bishopbriggs

## LOCATION PLANS



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

**Phone: 0300 1234510**

**Fax: 0141 574 5555**

**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 1QF**

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