

TO LET



sustainable thriving achieving

East Dunbartonshire Council

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SUITE 8
LENNOXTOWN ENTERPRISE CENTRE
RAILWAY COURT
LENNOXTOWN
G66 7LL



- Suite extends to approximately 26 sq.m (283 sq.ft)
- Staffed reception, on-site meeting / training room, 24/7 access
- Intruder/fire alarmed, CCTV & security monitored systems
- Dedicated parking spaces
- Available immediately

To Let – Suite 8, Lennoxtown Enterprise Centre

LOCATION

The subjects are located on Railway Court, Lennoxtown, near the town centre and approximately 10 miles outside of Glasgow City Centre.

Lennoxtown is located 3 miles from Kirkintilloch town centre. Kirkintilloch provides a direct route to the main motorway network of the M80 and M73. These provide excellent links 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 Lennoxtown, with regular services to Glasgow, Edinburgh & Stirling.

DESCRIPTION

Lennoxtown Enterprise Centre 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

Suite 8 is located on the first floor and extends to approximately 26 sq.m (283 sq.ft).

SERVICES

The subjects benefit from mains electricity and water.

RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2023 is £2,300.

RENT / LEASE TERMS

The subjects are offered on a Fully Insuring and Repairing lease at an annual rental of £2,880 (two thousand, eight hundred and eighty pounds) per annum. The lease term is negotiable.

The prospective tenant will be liable for service charges in addition to rent and rates. Service charges are currently set at £1,577 (one thousand, five hundred and seventy seven 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:

Lucy Reid
Professional Services Surveyor
East Dunbartonshire Council
Estates Management
Broomhill Industrial Estate
Kirkintilloch
G66 1TF

To Let - Suite 8, Lennoxtown Enterprise Centre

INTERNAL PHOTOGRAPHS – SUITE 8



MEETING / TRAINING ROOM



To Let - Suite 8, Lennoxtown Enterprise Centre

STAFFED RECEPTION



LOCATION PLAN



**FOR FURTHER DETAILS PLEASE CONTACT US, VISIT OUR WEBSITE
OR FOLLOW US ON 'X'.**

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East Dunbartonshire Council, Estates Management, Broomhill Industrial Estate, Kirkintilloch, G66 1TF