



# To Let

Accommodation from 1,100 sq ft - 4,400 sq ft

## Technology Terrace • Todd Campus West of Scotland Science Park • Glasgow

[www.technologyterrace.com](http://www.technologyterrace.com)

- Good access to motorway and Glasgow International Airport
- The park comprises 295,000 sq ft of accommodation within an extremely high amenity parkland setting
- Home to 33 science companies
- The science park provides resident businesses with essential business services, such as faxing, photocopying and mail uplift
- Meeting and conference facilities available
- Nearby Garscube Sports Complex provides a variety of sports facilities
- On site management team and nursery





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- Todd Campus
- West of Scotland Science Park
- Glasgow

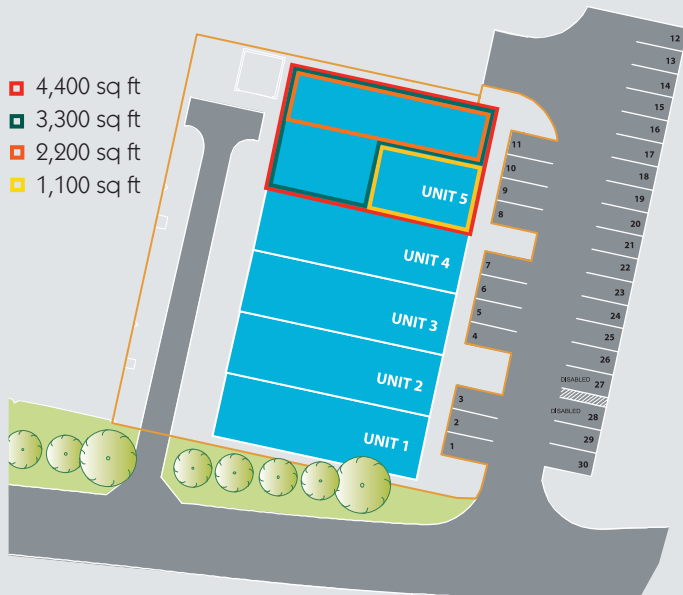
## LOCATION

The subjects are located within Todd Campus, to the north of Maryhill Road, within the popular West of Scotland Science Park. The Park is set in landscaped surroundings just 6 miles from the City Centre of Glasgow. It is located just off Maryhill Road (the A81) at the boundary of Glasgow with Bearsden and Milngavie. It is easily accessible via the A79 Switchback Road from Anniesland Cross and the Clyde Tunnel. Glasgow International Airport is only 9 miles away. The property is ideally situated for nearby facilities with the Beatson Institute and Vet School closeby.

## ACCOMMODATION

The premises comprise part of a detached terrace of open plan accommodation suitable for a variety of uses incorporating office, production and storage space. The following features are included:

- Dedicated entrance for each unit
- Mezzanine space
- Comprehensively fitted out with private offices/meeting rooms, as well as some open plan space
- Rooflights to incorporate natural daylight
- Toilet facilities in each unit
- Ample car parking
- Fibre optic network throughout the park
- Secure service yard to the rear



## ENVIRONMENT

Built by Speyroc Ltd. the terrace is one of three buildings they have developed on the West of Scotland Science Park, home to 33 companies, ranging from opto-electronics to bio-chemical and software development firms. Ancillary services including meeting rooms, conference facilities, night security and an on site nursery.

## SIZE

In order to ensure maximum flexibility Technology Terrace has been designed to offer accommodation of 1,100 sq ft, 2,200 sq ft or 4,400 sq ft.

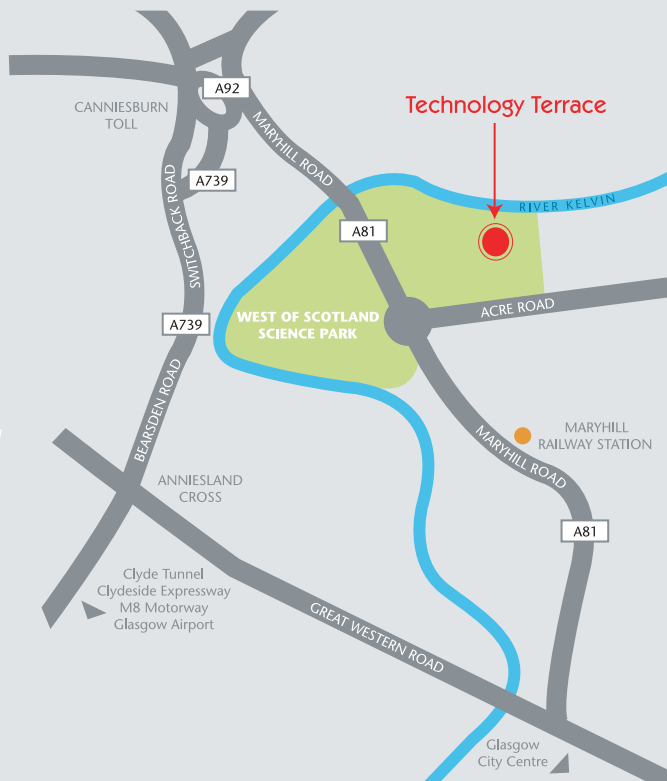
## RENTAL

On application.

The terrace benefits from a very low service charge rate of £2.00 psf.

## VAT

All rents are quoted exclusive of VAT, which will be chargeable on any transaction relating to this property.



## VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint agents:

Neil Munro



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