

TO LET

TORUS BUILDING, RANKINE AVENUE

SCOTTISH ENTERPRISE TECHNOLOGY PARK, EAST KILBRIDE, G75 0QF

1,700 SQ FT (158 SQ M)

high quality technology accommodation



location

East Kilbride is located approximately 10 miles south east of Glasgow City Centre and benefits from excellent communication links from the M74 motorway via the East Kilbride (A725) expressway and M77 via the Glasgow Southern Orbital. Further information on East Kilbride can be found at www.eastkilbride.org.uk.

The Scottish Enterprise Technology Park sits directly south of the town centre, which houses East Kilbride Shopping Centre and East Kilbride Bus and Train Stations. The Torus Building occupies a high profile site on Rankine Avenue within the heart of the Technology Park.

description

Scottish Enterprise Technology Park was established in 1994 and extends to approximately 32.5 hectares. The Park is already home to an impressive list of approximately 100 companies in the following sectors;

- Advanced Engineering and Electronics
- Environmental Technology
- Medical and Pharmaceutical Information Technology
- Biotechnology

In addition to excellent conference facilities, occupiers benefit from business support from Scottish Enterprise. The Park has an on site café/coffee bar which provides snacks and a buffet service for meetings. The Park also benefits from an on site Nursery.

specification

The premises comprise a detached two storey building designed to a high specification, including;

- Large communal reception
- Central atrium with feature garden
- Natural ventilation
- Energy saving environmental features
- 'Very Good' BREEAM rating
- 'C+' EPC (Environmental Performance Certificate) rating
- DDA compliant
- High quality LG3 lighting and electric heating
- Raised access floors

accommodation

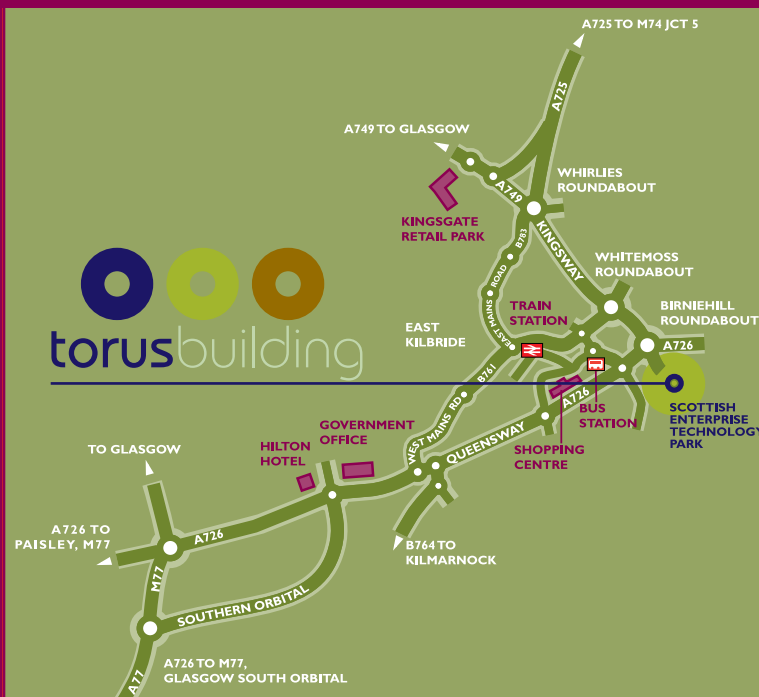
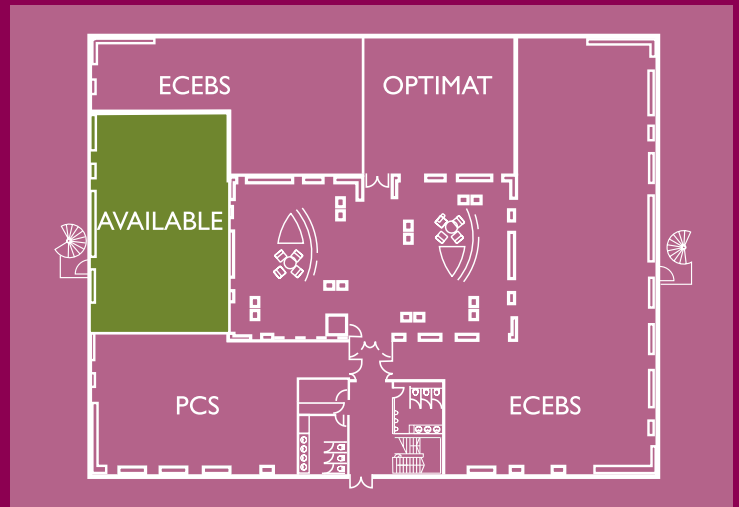
The ground floor office space extends to a net internal area of approximately 1,700 sq ft (158 sq m) and benefits from 6 private car parking spaces.

rental

The space is available on full repairing and insuring terms at a rental of £22,950 per annum exclusive of VAT.

rateable value

The premises will require to be re-assessed by the local Assessors Office.



legal fees

Each party will be responsible for their own legal costs and in the normal manner, the ingoing tenant will be responsible for any Stamp Duty Land Tax or registration fees.

further information

For further information, please do not hesitate to contact:
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