

# TO LET **KIRKHILL** **HOUSE OFFICE PARK**

- NEWLY REFURBISHED SUITE
- 1,462 SQ FT
- ON SITE CAR PARKING AVAILABLE

## Ryden Cargill



KIRKHILL HOUSE, **KIRKHILL**  
**HOUSE OFFICE PARK**, 81 BROOM  
ROAD EAST, NEWTON MEARNES,  
G77 5LL

### GET IN TOUCH

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TELEPHONE 0141 248 2859

Viewing is strictly by arrangement with the joint letting agents

**1,462**  
SQUARE FEET



### GLASGOW

130 St Vincent Street  
G2 5HF  
0141 204 3838



[ryden.co.uk](http://ryden.co.uk)



# KIRKHILL HOUSE NEWTON MEARNES

THE SUBJECTS ARE LOCATED IN THE KIRKHILL HOUSE OFFICE PARK ON BROOM ROAD EAST IN NEWTON MEARNES

## LOCATION

The Park is approximately 10 miles south of Glasgow's city centre and less than a 5 minute drive to the M77. A range of local amenities are in close proximity to the Park.

## DESCRIPTION / SPECIFICATION

The park has secure electric gated entry and generous private parking and benefits from an attractive, mature landscaped environment.

The first floor suite comprises 3 interconnecting rooms plus a further separate office together with dedicated toilets and a kitchen.

The suite provides a combination of pendant & wall mounted LED lighting, carpet covered flooring, gas central heating and perimeter /under floor data points wired for IT.

1,462

SQ FT  
1ST FLOOR

5

CAR PARKING  
SPACES



## ACCOMODATION

1ST FLOOR

1,462 SQ FT

5 on site car parking spaces are available.

## LEASE / RENTAL

The suite is available on a new Full Repairing and Insuring Lease for an annual rental of:

First Floor £22,500

## RATEABLE VALUE

The Rateable Value for the 1st Floor provides a combined total of £16,000 and may allow qualifying tenants to claim rates relief under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Rating of E.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as applicable.

## VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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