



To Let/May Sell

123 Westerhill Road, Bishopbriggs,
Glasgow, G64 2QR

Modern Office Space Extending to 98,192 sq ft (9,122 Sq m).

AVISON
YOUNG

Key Highlights

- Located in Bishopbriggs, a well-connected, **affluent suburb situated just 4 miles north of Glasgow**, Scotland's largest city.
- The Property benefits from an **excellent surrounding environment** and building aspect.
- **Modern open plan office accommodation extending to 98,192 sq ft** (9,122 sq m) arranged over ground and mezzanine levels.
- The site extends to approximately **7.46 acres**.
- The Property benefits from 382 parking spaces providing an **excellent ratio of 1: 257 sq ft**.
- Currently fully let to **Aviva Central Services UK Limited** on a **Full Repairing and Insuring** lease.
- **Vacant possession** to be secured upon lease expiry on **15th August 2021**.
- Existing modern fitout suitable for **immediate entry upon expiry of the current lease**.
- The site has the potential to support **alternative uses** upon the expiry of the current lease, such as **industrial** and **residential** (subject to planning).
- The building is **available to let in its entirety on Full Repairing and Insuring terms**. Quoting terms are available on request.
- The landlord will also consider a **sale of the Heritable Interest in the Property** subject to achieving satisfactory terms.



Location

Bishopbriggs is a town in East Dunbartonshire, situated approximately 4 miles north of Glasgow City Centre. With a population of 622,000 and an extended catchment population of circa 2.3 million people, Glasgow is Scotland's largest city and the third largest urban centre in the UK. The city has the largest economy in Scotland and contributes substantially to the UK economy. Glasgow is Scotland's first city to secure the UK Government's City Deal worth £1.3 billion and generated £41.4 billion GVA in 2017. More than 48,000 businesses (28% of Scottish companies) make their home in the Glasgow city region, supporting 856,000 jobs (34% of Scottish total).

Bishopbriggs is a historic and affluent suburb of Glasgow, with a district population of approximately 110,000. The town is renowned as one of the most desirable locations to live in Scotland. Though close to Glasgow city centre and with strong transport links, Bishopbriggs is able to retain its own identity and is a thriving community with an array of local amenities and recreational facilities.

Situation

The Property is situated on Westerhill Road and benefits from being within close proximity to the nearby town centres of Bishopbriggs and Kirkintilloch where there are a range of shops, restaurants and other amenities.

In terms of public transport, Bishopbriggs Railway Station is approximately 2 miles away offering direct services to both Edinburgh Waverley Station and Glasgow Central Station. A free shuttle service connects Bishopbriggs Railway Station and Westerhill Road, delivering direct and regular access to and from the subject Property. Access to the motorway network is via Junction 15 of the M8 motorway which provides access to Glasgow and Edinburgh; and via Junction 2 of the M80 motorway, which provides access to Stirling, Perth and the North of Scotland.

Nearby tenant Harper Collins occupy a substantial printing and distribution facility that lies just a short distance from the subject Property. Strathkelvin Retail Park offers employees an excellent range of amenities and is situated just a short walk from 123 Westerhill Road. Retailers in the park include, M&S, Boots, Burger King, Next and Costa Coffee.



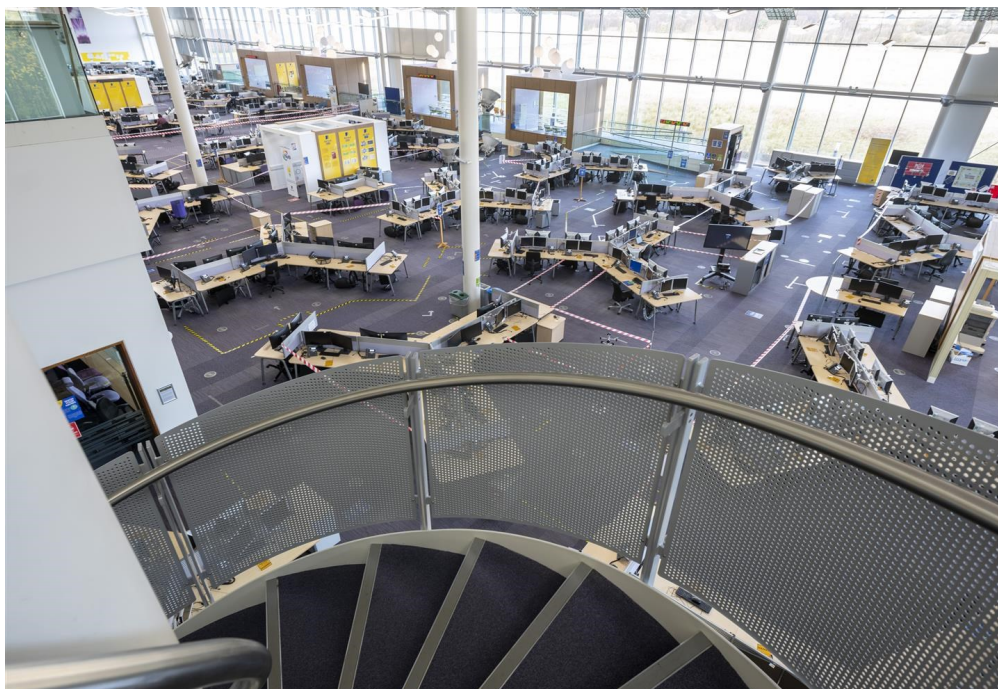


Description

123 Westerhill Road was purpose built for Aviva who have been in occupation since 2006.

The Property is of steel frame construction and provides 98,192 sq ft (9,122 sq m) of modern, open plan office accommodation arranged over two storeys. The ground floor extends to 67,876 sq ft (6,306 sq m) whilst the mezzanine floor extends to 30,316 sq ft (2,816 sq m). The Property benefits from:

- Raised access flooring;
- Partial suspended ceiling;
- Air conditioning— under floor system;
- Meeting rooms;
- Modern lighting;
- Full DDA compliance;
- Male, Female and disabled W/C on each floor;
- Staff canteen and break out area;
- Staff showering facilities.



Accommodation

The Property provides the following approximate Gross Internal Areas:

Floor	Sq. ft.	Sq. m
Ground	67,876	6,306
Mezzanine	30,316	2,816
Total	98,192	9,122

Tenancy

The Property is currently let in its entirety to Aviva Central Services UK Limited on a Full Repairing and Insuring lease expiring on 15th August 2021, following which Aviva will depart the Property to provide vacant possession. The current total passing rent is £1,966,351 per annum which equates to £20.02 per sq ft.





Planning Assessment

123 Westerhill Road currently benefits from consent for Class 4 office use. The statutory local development plan for the site is the East Dunbartonshire Local Development Plan (LDP), adopted in February 2017. Within this document the site is identified as forming part of a wider Business and Employment site, where the Local Authority will be supportive of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) uses.

However, alternative uses which are contrary to the business and employment designation may still be permitted. Within the adopted LDP it is stated that complimentary alternative uses for the Westerhill site could include housing, local convenience retail provision, hotel and commercial leisure uses.

East Dunbartonshire Council are currently in the process of preparing the next LDP for the area. The proposed plan (LDP2) is now the Council's settled view on the land use strategy for East Dunbartonshire and will be a material consideration in the assessment of planning applications.

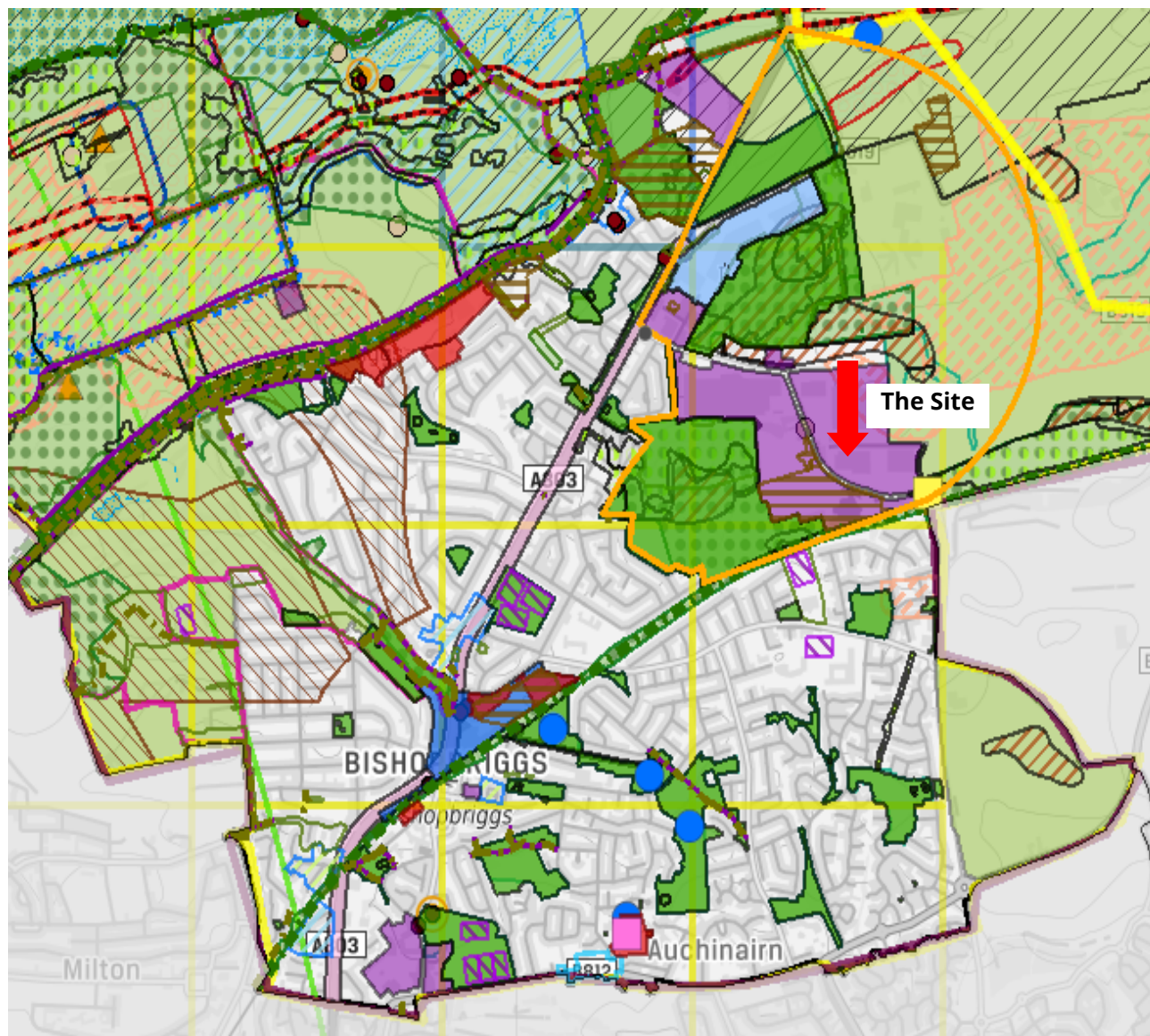
Within the LDP2, 123 Westerhill Road is identified as lying within the **'Westerhill Regeneration Masterplan Area'**, as shown on the adjacent LDP2 Proposals Map. The proposed plan supports a wider range of uses within this area to include both business and residential.

Local Development Plan 2 Proposals Map Key

Policy 1 - Regeneration Masterplan Area



Policy 15 - Business and Employment Site



Local Development Plan 2 Proposals Map by East
Dunbartonshire Council

Business Rates

We understand that the Property is assessed as follows:

Rateable value: £1,221,500
UBR (2020/21): £0.524
Rates Payable: £640,066 per annum

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

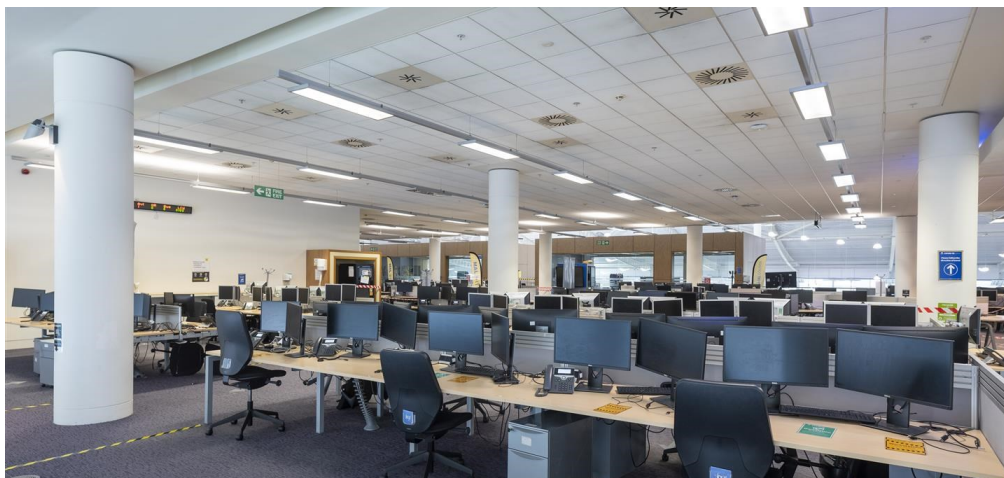
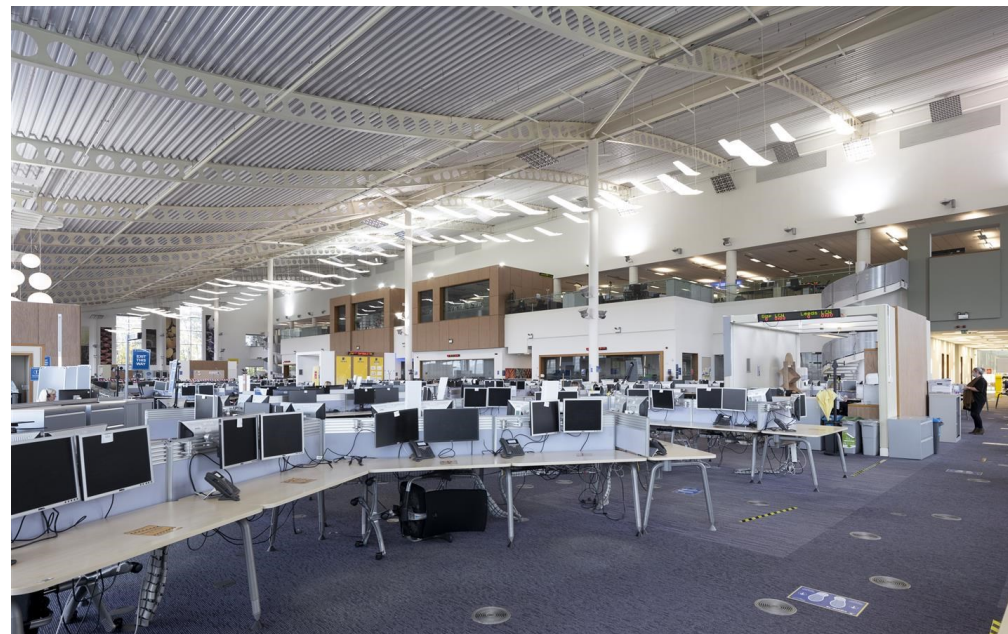
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Property has an Energy Performance Rating of D. A copy of the EPC can be made available upon request.

VAT

The Property has been elected for VAT purposes with VAT being payable over and above the purchase price, however we envisage that a sale will be affected by way of a Transfer of a Going Concern (TOGC).



Tenure

Heritable Interest (Scottish equivalent of English Freehold).

Lease and Sale Terms

The Property is available to let in its entirety on Full Repairing and Insuring terms. Quoting terms are available on request from the agents.

The landlord will also consider a sale of the Heritable Interest in the Property subject to achieving satisfactory terms.

Viewings

As per tenant Covid-19 protocols, any viewings of the Property require a minimum of 48 hours notice and those visiting the Property must provide photographic identification.



If you would like to know more please get in touch.

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January 2021

File number: 06C000289

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