



NAPIER BUILDING

SCOTTISH ENTERPRISE TECHNOLOGY PARK, EAST KILBRIDE, G75 0AF

FOR SALE / TO LET – STANDALONE OFFICE BUILDING – TOTAL 19,992 SQ FT

- Excellent owner-occupier/ investment opportunity, providing future expansion space, within an attractive business park setting
- 5,021 sq ft available to occupy
- 63 car parking spaces available
- 1 space : 317 sq ft
- Neighboring occupiers include South Lanarkshire College, Evotix, Taziker, Enterprise Foods, TUV Sud



LOCATION

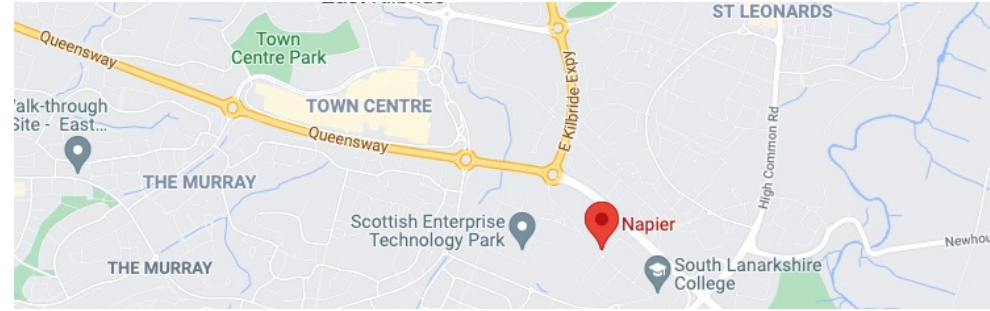
- East Kilbride is Scotland's most successful new town with a population of approximately 75,000 persons.
- The Scottish Enterprise Technology Park is situated just east of the town centre and 12 miles south of Glasgow City Centre and is accessible via the A726 Strathaven Road which in turn connects with the East Kilbride Expressway that connects with the M74 just a 10-minute drive travelling east.
- Excellent nearby amenities are provided. East Kilbride Shopping Centre is located a 10-minute walk travelling west and there is a Premier Inn and Beefeater at the edge of the park.
- East Kilbride Railway Station and Bus Station are a short walk away to the north-west of the subjects.

DESCRIPTION

- Modern standalone office building located within attractive Technology Park setting
- Benefits from 63 car parking spaces, sheltered bike rack to rear of building
- Available accommodation provides modern space benefitting from suspended ceilings, LED lighting units, raised access floors, comfort coiling
- Male and female WC's found on both floors
- Excellent owner-occupier opportunity to occupy vacant space and benefit from ground floor tenancies

SCHEDULE OF ACCOMMODATION

| Unit | Size | Floor | Status |
|--------------|---------------|-----------------------|-----------------------------|
| 1 | 4,975 | Ground | Let to Enterprise Foods Ltd |
| 2 | 4,975 | Ground | Let to TUV Sud |
| 3 | 5,021 | 1 st Floor | Available |
| 4 | 5,021 | 1 st Floor | Let to McCrae Training |
| Total | 19,992 | | |



RATING ASSESSMENT

Please refer to the Scottish Assessors Website www.saa.gov.uk

EPC

Available on request.

VAT

VAT is charged on all outgoings.

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ASKING TERMS

Our client is looking to dispose of their heritable interest in the subjects with quoting information available on request.

Our client is also willing to let the available accommodation on FRI terms, in part or whole.

VIEWING & FURTHER INFORMATION

Strictly via the joint sole letting / selling agents;

Gregor Brown

Martin Speirs & Hannah Lowe

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