



**TO LET**



**HIGH QUALITY OFFICE ACCOMMODATION**

**Orion House,  
Bramah Avenue,  
Scottish Enterprise Technology Park,  
East Kilbride, G75 0RD**

- 4,036 sq. ft. (375 sq. m.)
- VRV Air-conditioning
- Raised access flooring with clear 250 mm void
- DDA compliant
- 10-person passenger lift
- 11 car parking spaces (with additional overspill nearby)

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01355 696021



#### LOCATION

East Kilbride is the sixth largest settlement in Scotland, lying just nine miles to the south east of Glasgow city centre and benefiting from strong road and public transport links.

Orion House is located on Bramah Avenue within Scottish Enterprise Technology Park, which itself sits to the south east of the town centre and East Kilbride Shopping Centre and Bus Station. East Kilbride Railway Station offers a train service to and from Glasgow Central Station at half hourly intervals throughout the day.

The park is accessed from the A725, which leads directly to the Raith Interchange, M74 and M8 motorways with the M77 also easily reached via the A726 and Glasgow Southern Orbital roads.

#### DESCRIPTION

Scottish Enterprise Technology Park was established in 1994 and extends to around 84 acres (34 hectares). It is already home to over 100 companies, ranging from start-ups to SMEs and large international businesses. On-site facilities include security, a café and children's nursery.

Orion House is a modern, two storey office pavilion, formed in two separate wings accessed off a central core area and designed to a high specification. When developed in 2008, the building achieved a BREEAM "Excellent" standard and its sustainability credentials at that time were an important factor in the original tenants choosing to locate at Orion House.

The available space occupies the first floor of the east wing. The space is accessed via a controlled door entry system. The air-conditioned office is largely open plan with raised access flooring and a suspended ceiling with recessed fluorescent light fittings. The current tenant's lease expires in November 2023 and an agreed program of dilapidations is due to start shortly.

The unit is fully DDA compliant with a 10-person passenger lift and benefits from 11 private car parking spaces with additional overspill parking available nearby. Ladies, gents and assisted toilet facilities are located in the common areas of the property.

#### ACCOMMODATION

We have measured the office accommodation in accordance with the RICS Code of Measuring Practice and calculate the approximate net internal areas to be as follows:

First Floor (West)	Under offer	
Ground Floor (East)	Under offer	
First Floor (East)	4,036 sq. ft.	575 sq. m.

#### AVAILABILITY

Lease period are to be agreed and with asking rents equating to £10.00 per sq. ft. + VAT, payable quarterly in advance. A service charge covering the management of the property and maintenance of its common parts is applicable.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D and a copy of the certificate and recommendation report are available upon request.

#### DATE OF ENTRY

From 1st December 2023 onwards and upon conclusion of the lease agreement.

#### LOCAL AUTHORITY RATES ETC.

Reflecting the previous lease, the property has a Rateable Values of £43,500. The relevant Uniform Business Rate for 2023/24 is £0.498. The payment of non-domestic property and water & sewerage rates

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will become the tenant(s)'s responsibility.

#### LEGAL COSTS

Each party will be responsible for their own legal fees with the tenant meeting the costs of registering the lease and, if appropriate, payment of any Land & Buildings Transaction Tax.

Subject to the agreement of the outgoing tenant, it may be possible to accommodate an earlier date of entry.

#### VAT

Rent and other costs related to the property are subject to VAT.

#### VIEWING

For viewings or further information, please contact:



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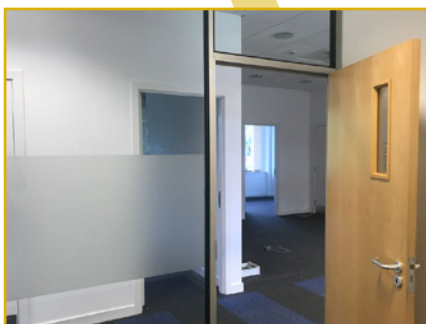
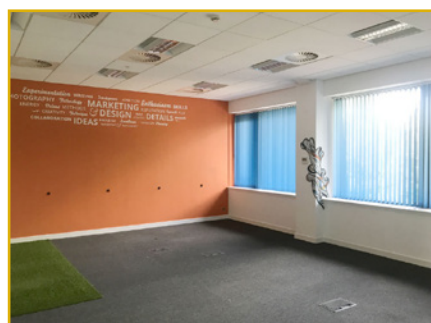
Ground Floor



First Floor

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**4. VAT:** The VAT position relating to the property may change without notice.

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