

FOR LEASE



10 – 12 UNION STREET
Kirkintilloch
Glasgow
G66 1DG



- **Unit extends to approx. 171 sq.m (1,841 sq.ft)**
- **Located within Kirkintilloch Town Centre**
- **Available immediately**

LOCATION

The subjects are located on Union Street, Kirkintilloch adjacent to the newly refurbished Kirkintilloch Town Hall.

The Town Centre provides a range of services and amenities including Tesco and Sainsbury's supermarkets. Bus services are available from the town centre with direct routes to Glasgow City centre.

DESCRIPTION

The subjects comprise an upper floor office building with concrete tiled pitched roof. Windows are timber double glazed with timber external doors. The subjects benefit from a ground floor external lift to the property.

Internally the space is divided into nine rooms, with a large reception area, kitchen area, male, female and disabled toilets. There is scope to open up six of the rooms to form two large rooms if required. Heating is provided by a gas boiler central heating system and lighting by fluorescent strip units.

ACCOMMODATION

The property extends to approximately 171 sq.m (1,841 sq.ft) (NIA).

SERVICES

The subjects benefit from mains electricity, gas and water.

RATEABLE VALUE

The rateable value for the subjects with effect from 01st April 2023 is £18,700.

RENT / LEASE TERMS

The subjects are offered on a Full Repairing and Insuring lease basis at an annual rental of £19,000 per annum. The lease term is negotiable.

VAT

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

LEGAL AND PROFESSIONAL FEES

Both parties to meet their own legal and professional fees associated with the preparation of the lease agreement, including all outlays and registration dues if applicable.

VIEWING / FURTHER INFORMATION

Strictly by appointment with:
Lucy Reid
Professional Services Surveyor
East Dunbartonshire Council
Estates Management
Broomhill Industrial Estate
Kirkintilloch
G66 1TF

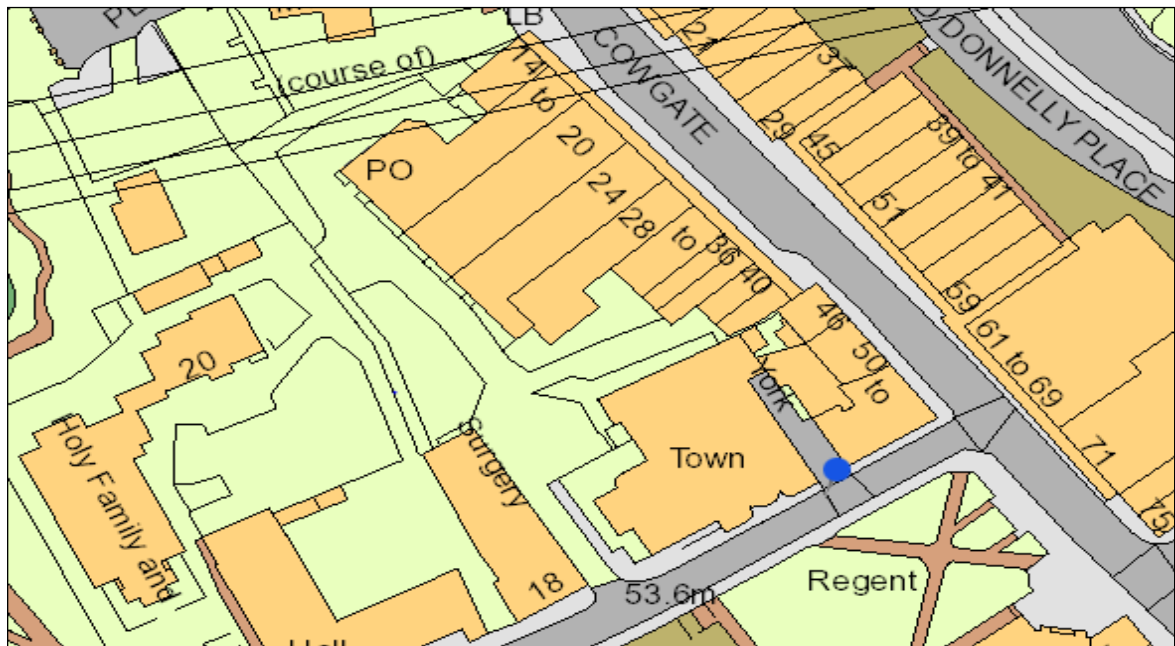
Tel: 07918 971100
E-Mail: lucy.reid@eastdunbarton.gov.uk

10-12 UNION STREET, KIRKINTILLOCH

INTERNAL PHOTOGRAPH

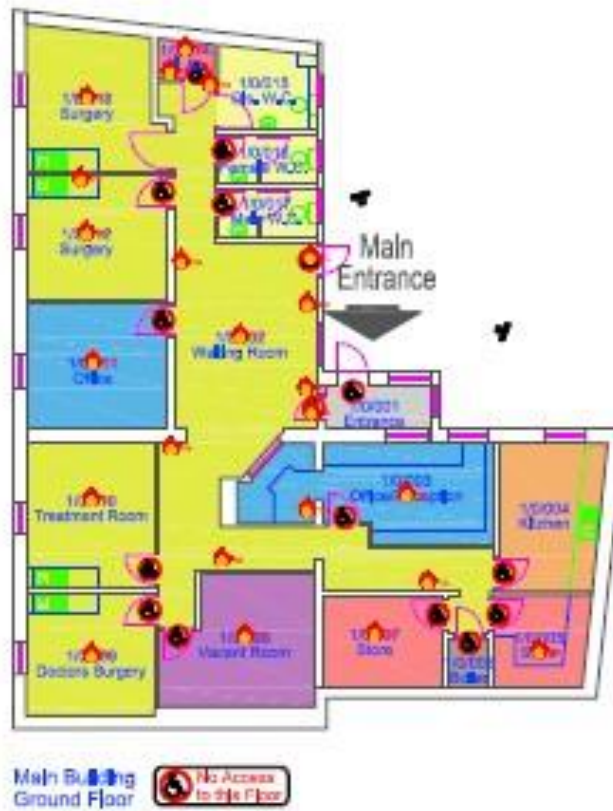


LOCATION PLAN



10-12 UNION STREET, KIRKINTILLOCH

FLOOR PLAN



**FOR FURTHER DETAILS PLEASE CONTACT US, VISIT OUR WEBSITE
OR FOLLOW US ON TWITTER**

Phone: 0300 1234510

Fax: 0141 574 5555

Email: estates@eastdunbarton.gov.uk

Web: www.eastdunbarton.gov.uk

Post: Estates Management, Broomhill Depot, Kirkintilloch, G66 1TF