

TO LET



sustainable thriving achieving

East Dunbartonshire Council

www.eastdunbarton.gov.uk

Office Suites within Enterprise House
Southbank Business Park
Kirkintilloch
G66 1XF



- **Flexible & competitive lease terms**
- **Dedicated Parking and Reception Service**
- **Intruder/fire alarmed, CCTV & security monitored systems**
- **Meeting and Training Rooms Available**
- **Close proximity to Kirkintilloch Town Centre**

Enterprise House – Available Suites

LOCATION

The Subjects are located within Kirkintilloch's popular Southbank Business Park. The town centre is within 2 minutes walking distance from the premises and provides a range of services and amenities, including Tesco and Sainsburys Supermarkets.

Bus services are also available from the town centre with direct routes to Glasgow City Centre. The premises benefit from good links to the surrounding motorway network, with the M80 only 1.5 miles from the subjects.

DESCRIPTION

Enterprise House is a modern office development located in Southbank Business Park, Kirkintilloch. Over 2 floors it offers 35 individual office suites, 3 training rooms and meeting rooms, staffed reception and shared toilet and kitchen facilities.

The office suites are fully insulated with double glazing and raised flooring with a key and electronic fob entry system. Suites are located over two floors with access to upper floor by stairs.

AVAILABLE SUITES

The following Suites are available for lease:

SUITE	AREA	RENT (per annum and exc of VAT)	SERVICE CHARGES	RATEABLE VALUE
OFFICE SUITE 2	235 SQ.FT	£3,900	£1,310	£4,100
OFFICE SUITE 4	235 SQ.FT	£3,900	£1,310	£4,100
OFFICE SUITE 8	300 SQ.FT	£5,000	£1,672	£5,000
OFFICE SUITE 12	235 SQ.FT	£3,900	£1,310	£4,100
OFFICE SUITE 21	300 SQ.FT	£5,000	£1,672	£5,000
OFFICE SUITE A	440 SQ.FT	£6,800	£2,452	£6,000

SERVICES

The subjects benefit from electric wall panel heating, there are common kitchen areas on the ground floor along with toilet facilities. There is a staffed reception, on-site meeting/training room, access to broadband & telephone services with Southbank Business Park patrolled by a Security Guard out with normal working hours..

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:

Fiona McLay

Estates Surveyor - Estates Management

Southbank House

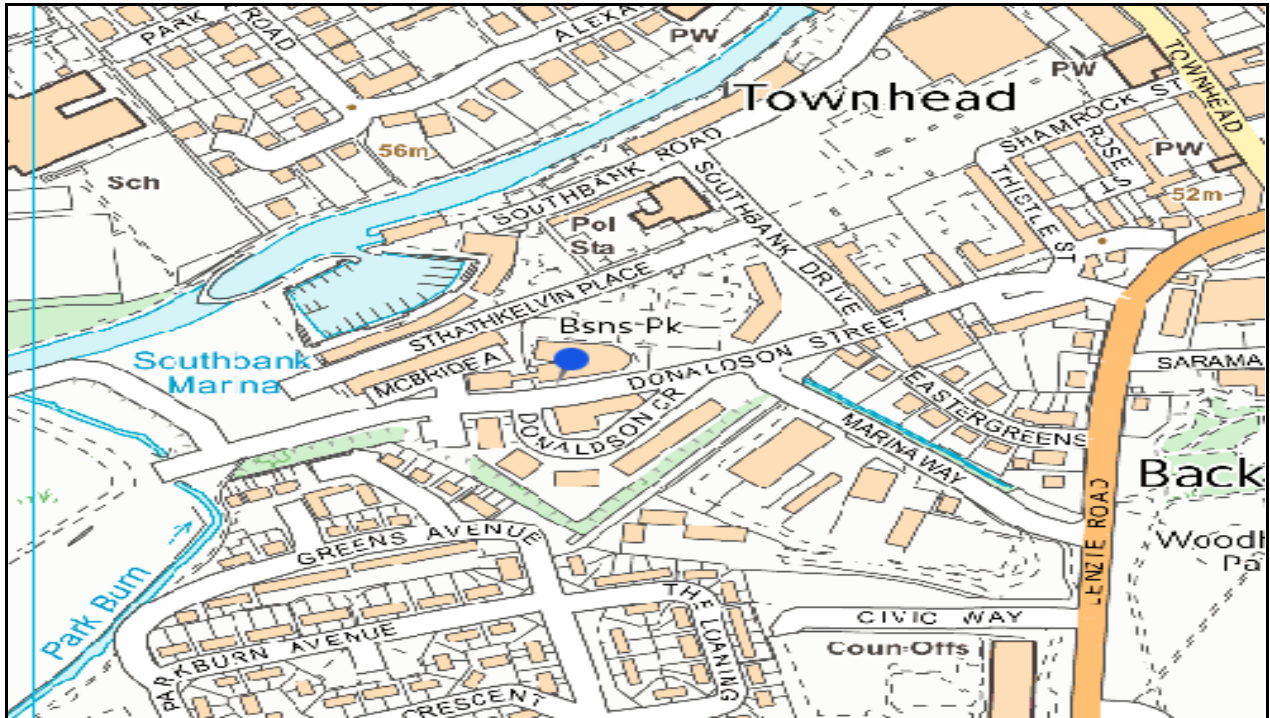
Kirkintilloch

G66 1XQ

Email – Fiona.mclay@eastdunbarton.gov.uk

Enterprise House – Available Suites

LOCATION PLANS



LOCATION PLANS



Enterprise House – Available Suites

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



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