



AVAILABLE
SPRING 2026



Modern Refurbished Office Pavillion

Pavilion 2, Spiersbridge Business Park, Spiersbridge Way, Glasgow

- **Highly sought after business location**
- **Located close to J3 of M77**
- **Fully refurbished**
- **Modern finishes**
- **May consider single floor letting**
- **Ample car parking**

Location

The Business Park is situated between Thornliebank and Rouken Glen / Whitecraigs, just south of Glasgow, and is accessed from Spiersbridge Avenue. It is located eight miles from Glasgow city centre, and is within easy reach of the affluent residential suburbs of Giffnock, Clarkston, Whitecraigs and Newton Mearns.

Junction 3 of the M77 is located half a mile from the business park providing excellent access to the city centre (10 mins) and the motorway network.

Glasgow International Airport, offering national and international connections is located eight miles from the Park. Frequent bus services operate along Spiersbridge Road and Thornliebank train station is nearby.

Occupiers on the Park include East Renfrewshire Council, Glasgow Fitness and Bright Starts Nursery.

Drive Times

Glasgow	8 miles	12 mins
Ayr	29.2 miles	37 mins
Kilmarnock	17.4 miles	23 mins
Stirling	37.5 miles	43 mins
Edinburgh	55.6 miles	1 hr 6 mins



Description

Spiersbridge Business Park is a modern mixed use development comprising high quality office accommodation including a business centre, self contained pavilions and terraced industrial units set in scenic woodland surroundings providing an ideal working environment.

Pavilion 2 is a two storey property prominently positioned at the entrance to the business park.

The property provides high quality over two floors. The accommodation is largely open plan, which is easily sub-divisible, providing occupiers with maximum occupational flexibility, and includes boardroom, meeting rooms and private offices. There is a kitchen / staff area on the ground floor and a tea prep on the 1st floor, together with male and female toilets over both floors.

- Fully refurbished office accommodation
- Striking double height reception foyer
- Full raised access floors with clear 250 mm void
- Suspended ceilings with modern LED lighting
- 109 car spaces
- High quality finishes
- Kitchen Facilities
- Passenger Lift
- Ample car parking
- Park wide CCTV system
- Childrens' Nursery
- Gym / Fitness Studio





For further information please call today 0141 556 1222



Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change without our control; we will inform enquirers of any changes at the earliest opportunity. August 2025.

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

Availability

Ground Floor: 7,514 sq ft
1st Floor: 7,379 sq ft
Total: 14,893 sq ft

Rent / Terms

£192,000 per annum exclusive of VAT.

Business Rates

RV: £169,000
Payable: £95,992

Service Charge

The tenant shall pay a share of the service charge for the maintenance of the common parts of the business park.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

Emma Louise Erunlu
emma@lapsleymcmanus.com

Lapsley McManus Property Consultants
Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com