



High Quality 1st Floor Office Accommodation

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

- **3,672 sq ft (341.14 sq m)**
- **Air Conditioning**
- **Raised access flooring**
- **DDA compliant**
- **11 car parking spaces (with additional overspill nearby)**
- **Competitive rent**
- **Ability to sub-divide**

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.

Scottish Enterprise Technology Park was established in 1994 and extends to around 84 acres (34 hectares). It is home to over 100 companies, ranging from start-ups to SMEs and large

international businesses. Significant neighbouring occupiers in the park are McConnells, Virtual Services Group, NXP, the National Engineering Laboratory, East Kilbride Engineering and The Scottish Universities Environmental Research Centre.

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. A Premier Inn is within easy walking distance. Amenities and retailers closeby within the shopping centre include H&M, River Island, Pandora, New Look, Primark, aswell as various restaurants including Hudsons, Cova and Bistro Six.

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

Orion House is a modern, two storey office building constructed in 2008. The “L-shaped” floor plate comprises two separate wings accessed off a central core area. The vacant suite is located on the 1st floor, at the southern end of the building, and is accessed from stairs and a passenger lift. The property provides high quality, open plan office accommodation which is easily sub-divisible, providing occupiers with maximum occupational flexibility. The building achieved a BREEAM ‘Excellent’ certification and its sustainability credentials were a key factor in the choice of existing tenants.

Floor Area

We have measured the subjects to have the following Net Internal Floor Area:

1st Floor (South): 3,672 sq ft (341.14 sq m)

Specification

- Striking double height reception foyer
- Full raised access floors with clear 250 mm void
- VRV Air conditioning
- 2.9m floor to ceiling height
- Suspended ceilings with modern lighting
- Male, female and disabled WC's
- Shower facilities
- 10 person passenger lift
- Quality internal finishes
- Attractive landscaped environment
- Secure cycle parking facility

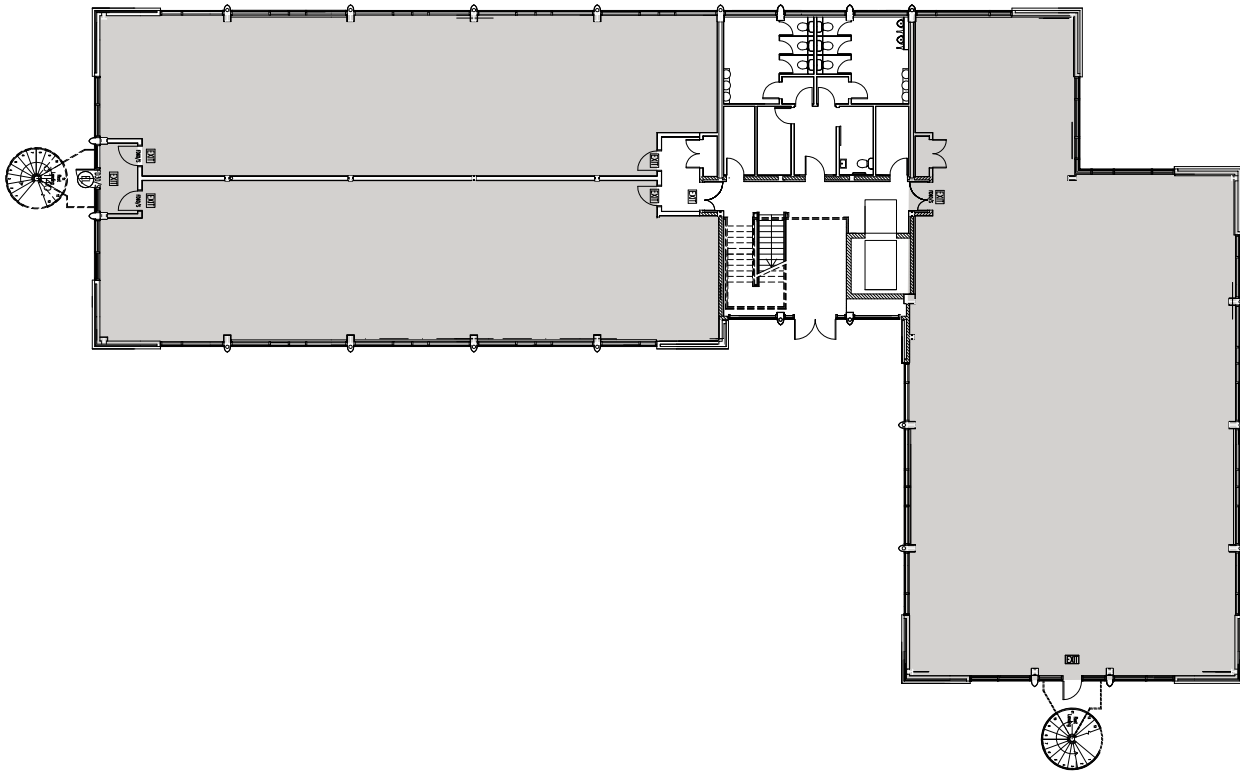
Rent / Terms

£37,000 per annum, exclusive of VAT.

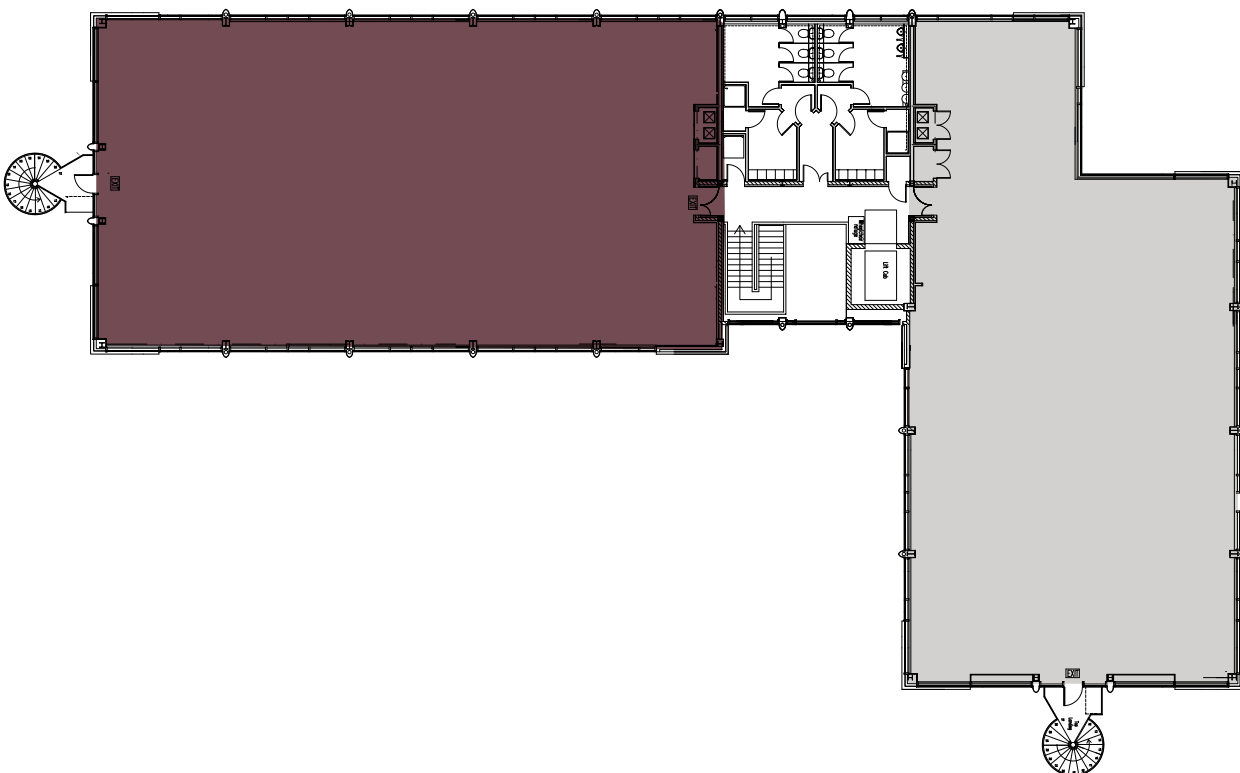
The premises are available on a new full repairing and insuring lease.



Ground Floor



First Floor





Service Charge

There is service charge payable for the maintenance and upkeep of the buildings common areas and the park wide common grounds. Current charges are c. £3,000+ VAT per quarter.

Energy Performance Certificate

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

Business Rates

RV: £44,500
Payable: £22,161

Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

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.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing



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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 outwith our control; we will inform enquirers of any changes at the earliest opportunity. November 2025.