



RATES FREE
SUBJECT TO
MEETING CRITERIA



Modern Serviced Office Accommodation

Spiersbridge House, 1 Spiersbridge Business Park, Glasgow

- **Modern high spec serviced offices from 200ft²**
- **Rents starting from £350 per month all inclusive**
- **Staffed Reception**
- **Excellent on site amenities**
- **Fibre Optic Broadband**
- **Ample free parking**
- **No rates payable subject to meeting qualifying criteria**

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 & Health Centre and Enchanted Forest Children's Nursery.



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.

Spiersbridge House is a two storey property prominently positioned at the entrance to the business park. The property is positioned directly opposite the Headquarters for East Renfrewshire Council.

Spiersbridge House has been purposely designed to offer a mix of small and large office suites. The building is available to suit the individual occupiers needs and the specification includes:

- On site staff providing a full range of serviced office facilities
- 1GB Fibre Optic Line providing 100MBps download speed
- Conference & Meeting Facilities
- 24/7 access
- High quality finishes
- Raised access floors / CAT 5 Cabling
- Acoustic ceilings incorporating LG3 light fittings
- Kitchen Facilities
- Passenger Lift
- Ample car parking
- Park wide CCTV system
- Childrens' Nursery
- Gym/Fitness Studio

Availability

Spiersbridge House

Suite 32B:	365 sq ft	(33.92 sq m)
Suite 33:	475 sq ft	(44.14 sq m)

1st Floor, 4 Spiersbridge

Suite 1:	700 sq ft	(65 sq m)
Suite 2:	636 sq ft	(59.10 sq m)
	1,336 sq ft	(124.10 sq m)

Lease/Rental Terms

We offer our office suites on an all inclusive basis which includes rent, service charge, heating and electricity.

Lease agreements start from 12 months.

Business Rates

100% rates relief may be available. Enquiries should be made to the Renfrewshire Assessor.

Where the Rateable Value of a property is less than £10,000, it may be eligible for the Small Business Bonus Scheme. This means it would be eligible for 100% relief until 31 March 2016. Details for this allowance can be obtained from the Director of Finance at Glasgow City Council.

Drive Times

Location	Distance	Time
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

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

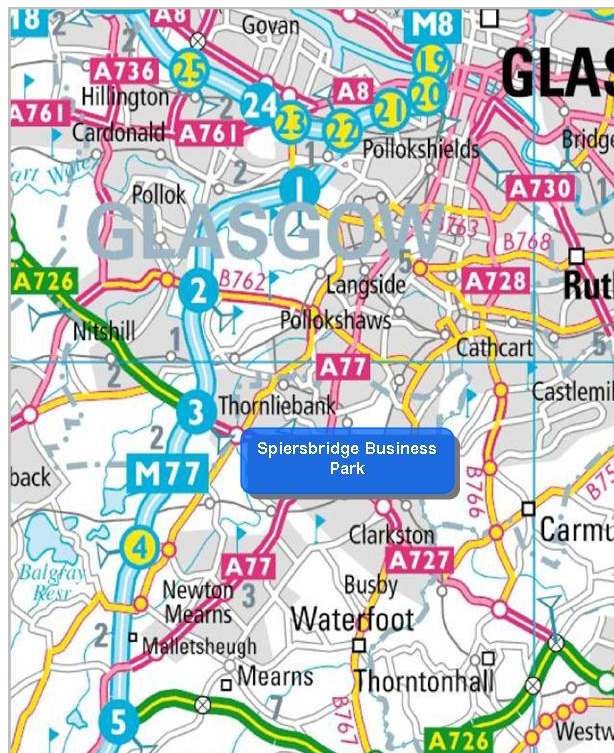
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants

72 Waterloo Street
Glasgow G2 7DA

info@lapsleymcmanus.com





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