



**High quality open plan
office space**
Up to 13,504 sq ft available



LOCATION

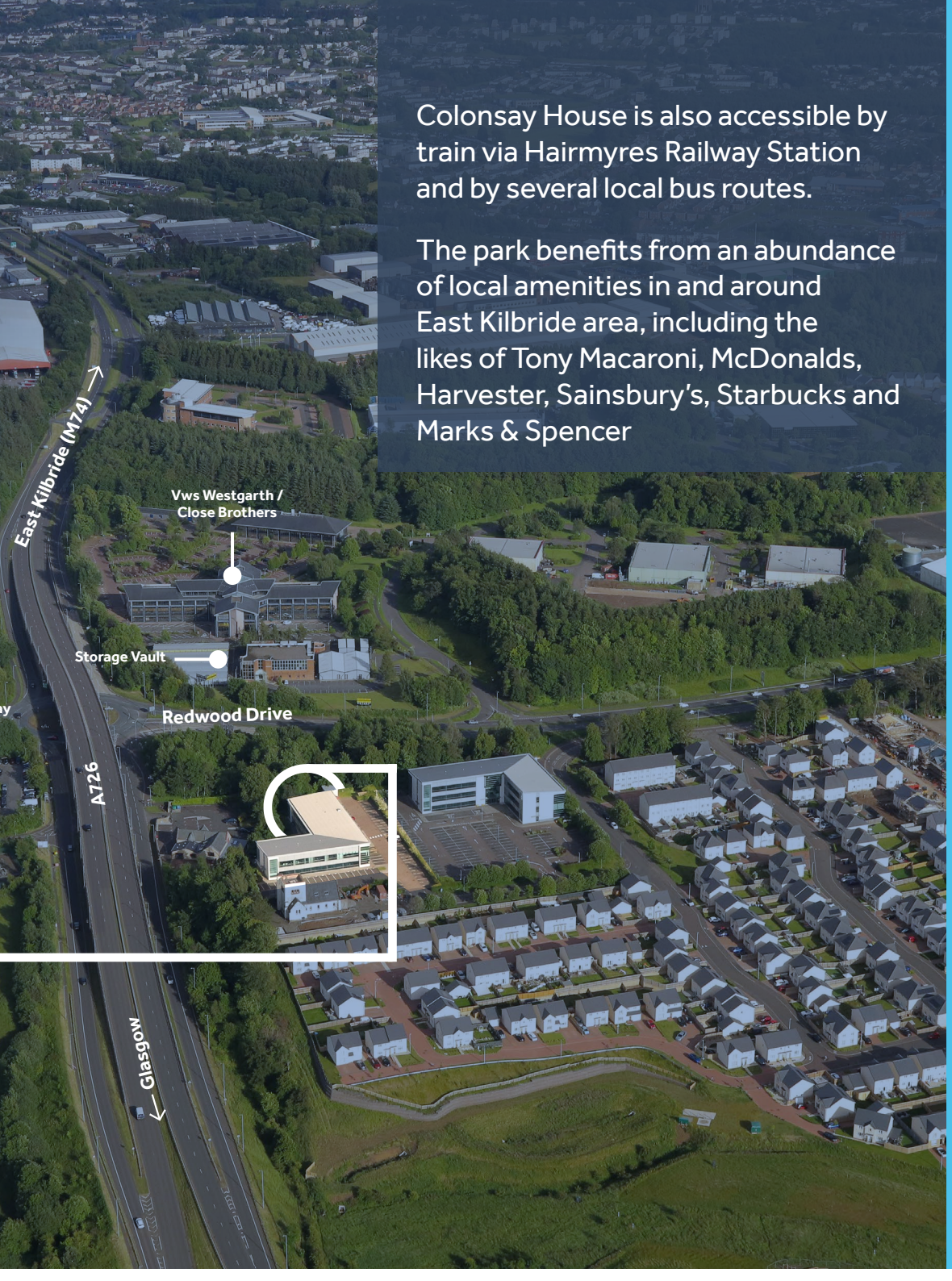
East Kilbride is located within South Lanarkshire, south east of Glasgow City Centre. It is well connected by car via access to the M73, M74, M77 and M8 motorways as well as the Glasgow Southern Orbital Highway, which runs along the boundary of GSO Business Park, all providing wider access to Glasgow City Centre and Glasgow International Airport.

Colonsay House is also accessible by train via Hairmyres Railway Station and by several local bus routes.

The park benefits from an abundance of local amenities in and around East Kilbride area, including the likes of Tony Macaroni, McDonalds, Harvester, Sainsbury's, Starbucks and Marks & Spencer



- HMRC office
- Stewartfield Way
- You Fit East kilbride
















ACCOMMODATION

Level	Sq Ft	Parking
1st Floor Part	3,856	18
Ground Floor (East)	2,245	11
Ground Floor West Suite	6,082	29
Ground Floor Centre Suite	1,321	7
Total	13,504	65

1,321 – 13,504 SQ FT OF HIGH QUALITY OPEN PLAN OFFICE SPACE

Specification:

-  VRF Air Conditioning
-  Suspended Ceilings
-  LED Lighting
-  Full Raised Access Floors
-  EPC 'A'
-  Dedicated on site car parking
-  1x passenger lift to all floors
-  Equality Act Compliant
-  Secure door entry system
-  24 hours access
-  Double glazed openable windows

Colonsay House provides occupiers with a variety of refurbished offices suites. The open plan office space benefits from excellent natural light and can be easily fitted out to accommodate occupiers fit-out requirements.

The open plan office space benefits from excellent natural light and is easily fitted out to accommodate an occupier's fit out.





For further information or to arrange a viewings, please contact joint lettings agents below:

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G·M·BROWN

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CBRE



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