



Office To Let

ARX House, Scottish Enterprise Business Park

James Watt Avenue, East Kilbride, G75 0QD

To Let - Modern Open Plan Office Suite with Car Parking

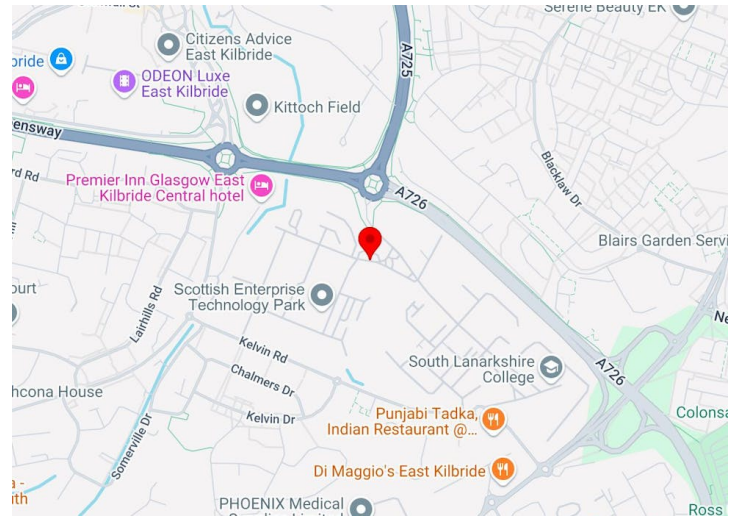
2,640 sq ft (245.26 sq m)

**AVISON
YOUNG**

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Summary

Available Size	2,640 sq ft / 245.26 sq m
Rent	£11 per sq ft
EPC	Upon enquiry

Description

ARX House has a large architectural atrium with relaxed sitting area and an abundance of natural light. A passenger lift or stylish spiral staircase leads to the first-floor accommodation. The property offers secure 24-hour access to occupiers with access to meeting space and breakout areas. The building is DDA compliant and welfare facilities are located within each wing, including kitchen, toilets and showering facilities.

Plentiful free and unallocated parking is immediately adjacent to the property with access to EV charging points. Bicycle storage is also available.

The available suite will be redecorated and recarpeted and offers a bright working environment benefiting from perimeter trunking for power and data; suspended ceiling with LED lighting and air-conditioning.

Location

Conveniently positioned at the entrance of East Kilbride Scottish Enterprise Park, ARX House offers fast access to Glasgow via the East Kilbride Expressway, M74 & A725. There are also regular bus services in the immediate surrounding area and East Kilbride train station is approximately 1 mile from the Park.

For those choosing to drive, there is ample free parking on-site plus access to EV charging points.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
1st - Floor	2,640	£11 /sq ft	Available
Total	2,640		

Specification

- Suspended ceiling with LED lighting
- VRF air-conditioning
- Perimeter trunking for power and data
- Full Equality Act compliance
- Communal male, female and accessible toilets
- Communal shower facilities
- Bike storage

Viewings

For further information or to arrange any viewings please contact the letting agents.

Terms

The suite is available to let on new flexible Full Repairing and Insuring terms.



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