

Kelvin Campus . West of Scotland Science Park . Glasgow G20 0SP



VENTURE

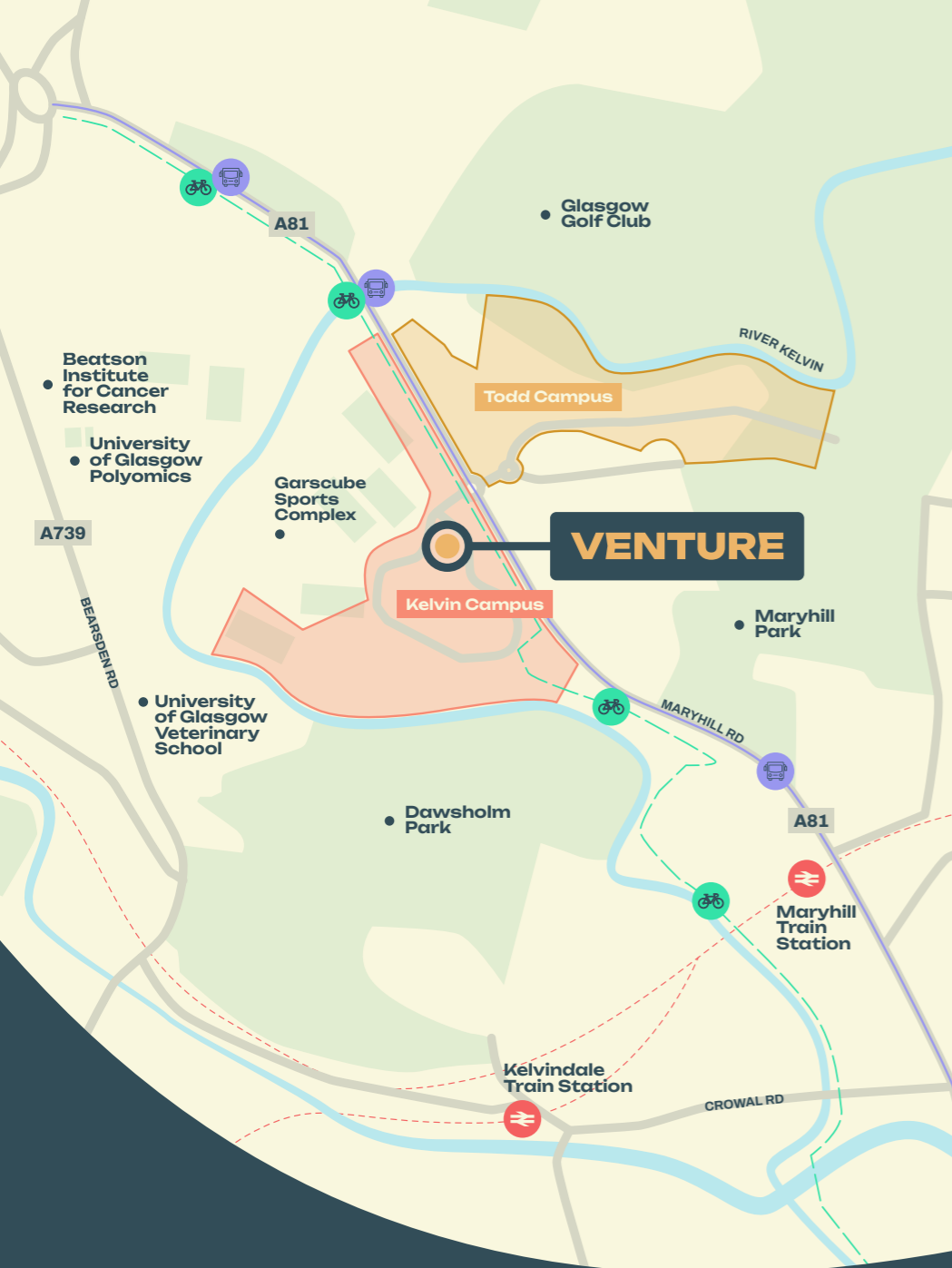
BUILDING

16,277 sq ft (1,480 sq m)
of flexible, sustainable
office & laboratory space

**36% LET TO
NOVACENE
PHOTONICS**

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**TO
LET**



Location

West of Scotland Science Park is located 3 miles northwest of Glasgow City Centre, on the A81 Maryhill Road near Bearsden, and is readily accessible from the M8 and M80 motorways. It is within 15 minutes' walk of Maryhill train station and also benefits from dedicated bus services.




**Secure communal
 reception area**



**'A' rated Energy
 Performance
 Certificate (EPC)**


**Flexible open
 plan office and
 laboratory space**


**Communal heating
 from air source
 heat pumps**





**Generous
 floor to ceiling
 height**


**Renewable power
 from an 11kW
 wind turbine**


**BREEAM
 'Excellent'**


**Spacious 3 storey
 atrium with
 feature bridge link**


**High quality LG7
 light fittings with
 daylight and motion
 sensors**



**36kW rooftop
 PV array**

Description


**84 dedicated car
 parking spaces**




**Solid floors
 with under
 floor heating**


**Designed to optimise
 natural ventilation,
 solar gain and day
 lighting**

Connections



Train

Maryhill Train Station

- 0.7 miles from WOSSP (15 mins walk)
- Buses connect directly from WOSSP
- 2 trains per hour directly to Glasgow Queen Street

Glasgow Central & Queen Street Stations

- Respectively 4 and 5 miles from WOSSP (20 mins by car)
- Direct hourly service to London Euston as well as Caledonian Sleeper
- 10 trains per hour to Edinburgh Waverley



Subway

- 15 stations around Glasgow
- Glasgow SPT Zone Cards accepted
- Return and Day tickets available



Bike

Glasgow Cycle Network

- Clyde path goes through the park alongside the River Kelvin
- Links north to Bearsden & Milngavie
- Links south to Hillhead, Finnieston & Glasgow City Centre



Bus

Bus Routes - B10, C10, 17, 60, 60A

- Dedicated bus stop with direct routes to Glasgow City Centre



Plane

Glasgow Airport

- 10 miles from WOSSP (20 mins by car)
- 100+ destinations worldwide
- Direct flights to London, North America, Europe, Asia and the Middle East



Amenity

The West of Scotland Science Park provides an excellent working environment to attract talent to start-ups and high growth technology companies.

As well as occupying an attractively landscaped 61 acre site, the Park boasts a wide range of onsite facilities including childcare, a sports complex and free parking. Each building has access to optical fibre broadband and is secured with CCTV and round the clock security patrols.




Mature landscaping




24/7 Security




Sports complex & gym




Conferencing facilities




On-site childcare facilities




Fully equipped meeting rooms

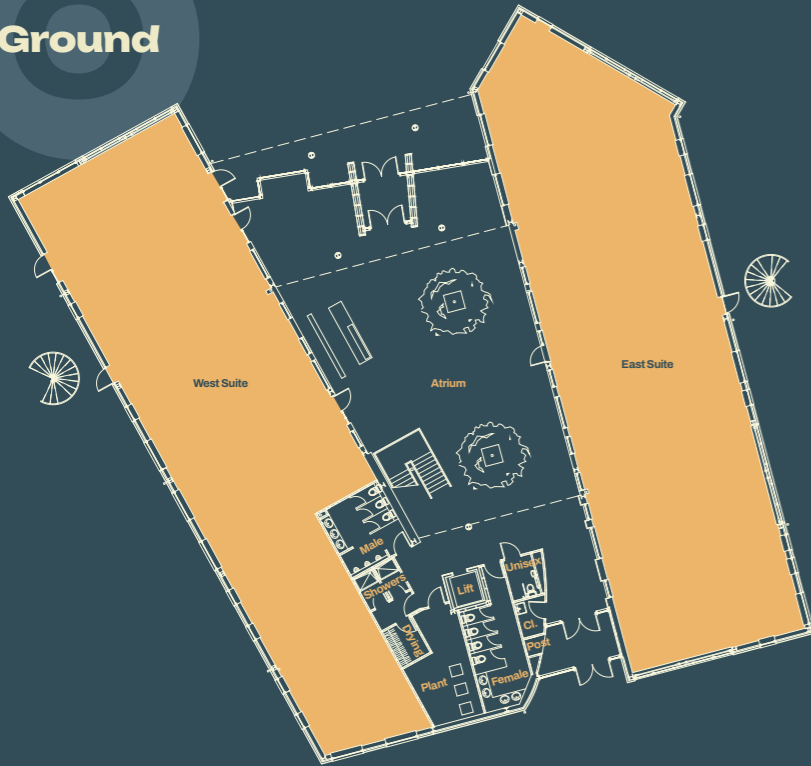



Allocated parking

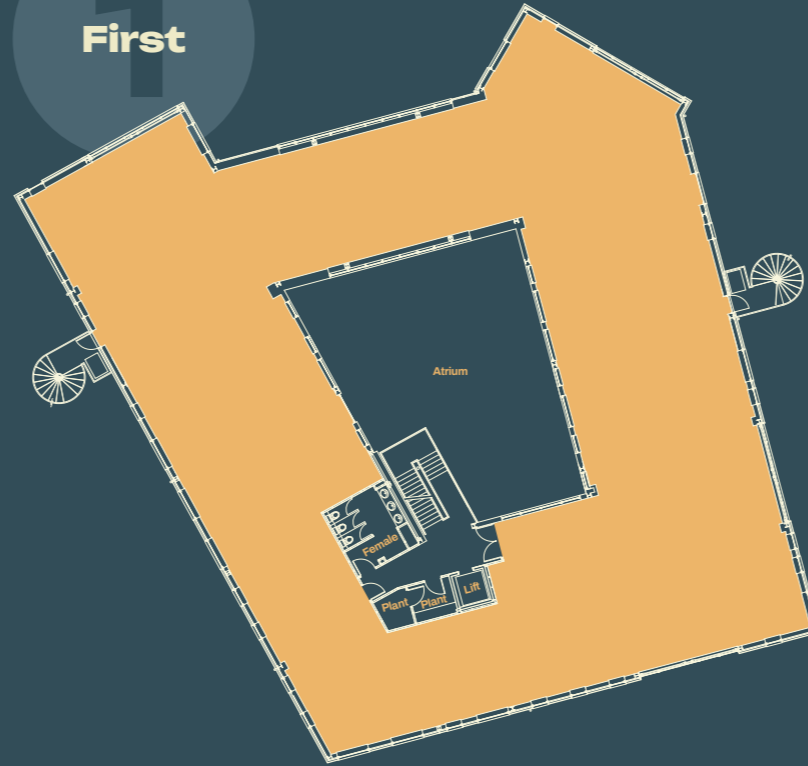



Football & rugby

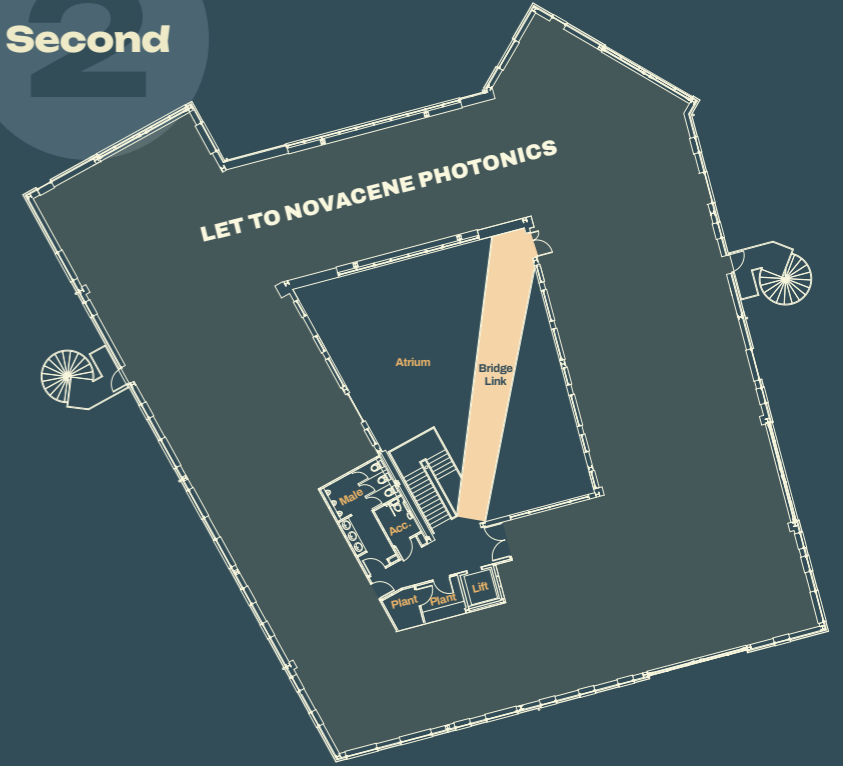
Ground



First



Second



Accommodation

The property extends to the following Net Internal Areas:

FLOOR	SQ M	SQ FT
Second	LET	
First	855	9,204
Ground – West Suite	312	3,359
Ground – East Suite	345	3,714
TOTAL	1,480	16,277

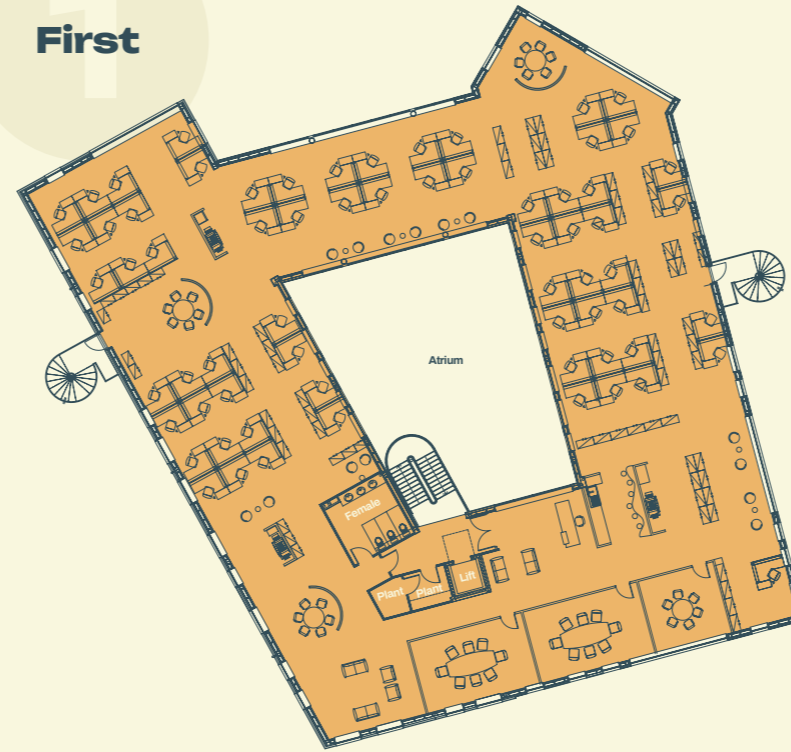
Space Plans

These space plans show a medium density office fit out. The Venture Building is designed to be flexible between combinations of laboratory and office uses.

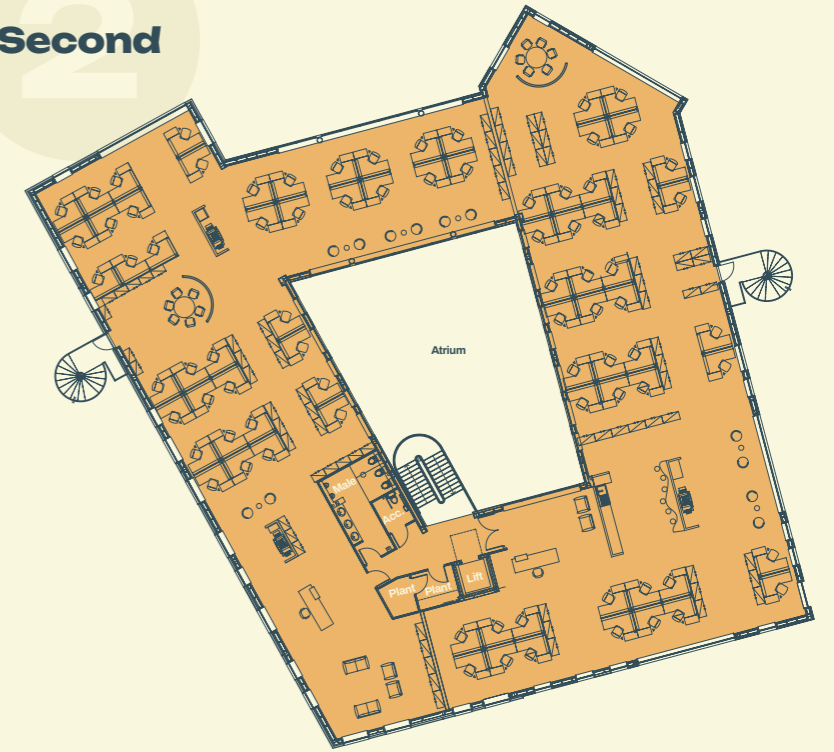
Ground



First



Second





Rateable Value

The property is currently entered in the Valuation Roll described as Offices with a combined Rateable Value of £302,000. Rates payable would be approximately £171,536 per annum. Please make your own enquiries to confirm.

Terms

The property is available for lease on Full Repairing and Insuring terms.

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT. Please note that VAT will be payable.

Legal Costs

Each party will meet their own legal costs, with the ingoing tenant liable for any Land and Buildings Transaction Tax.

Service Charge

A service charge is payable towards the common parts of the building and common services on the park. Details available on request.





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Contact

For further information or to view the Venture Building and the extensive amenities at West of Scotland Science Park please contact:

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