

**CO-WORKING  
SPACE AVAILABLE**  
10 DESK OFFICE  
WITH MEETING ROOM, KITCHEN, WC & PARKING

# WEST OF SCOTLAND SCIENCE PARK

Unit 4.01, Kelvin Campus, West of Scotland Science Park  
Maryhill Road, Glasgow G20 0SP



0141 226 1000

[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

Colin McManus  
DDI: 0141 226 1035  
Mobile: 07795 613227  
Email: [colin.mcmanus@colliers.com](mailto:colin.mcmanus@colliers.com)

- West of Scotland Science Park
- Communal Car Parking
- Situated on main arterial route of Maryhill Road (A81)
- Well served by Maryhill Train Station (0.60 miles)



## LOCATION

West of Scotland Science Park is located 4 miles north west of Glasgow City Centre at the East Dunbartonshire boundary.

The park is situated on Maryhill Road (A81) and is well served by Maryhill train station (0.60 miles). Glasgow International Airport is located 9 miles to the south west. A national cycle route runs through the park.

Notable occupiers on the Park include Merck Life Sciences, Sartorius Stedim and Coherent. On the adjacent Glasgow University Garscube Campus there is the Beatson Institute & Wolfson Wohl Cancer Research Centres, School of Veterinary Medicine and Small Animal Hospital.

## DESCRIPTION

The premises comprise a single storey unit with a good quality office fit out. The current specification includes:

- Carpet tile floor coverings
- Perimeter trunking for IT and telecoms
- Gas central heating system
- Recently upgraded double glazing
- WC
- Meeting rooms and conference facilities available
- Reception services & on-site security 24hrs

Communal car parking is located to the side of the building.

## ACCOMMODATION

The property extends to a Gross Internal Area of 1,366 sq ft, which accommodates 10 desks with communal meeting room and kitchen. .

## AMENITIES

The park has access to the Garscube Estate fitness and leisure facilities. Nuffield health and David Lloyd centres are located nearby. The adjacent towns of Bearsden and Milngavie have a range of national supermarkets, local shops, cafes, bars and restaurants. The towns have three of the top 10 performing state schools in Scotland. There are five golf courses in the area including Glasgow Golf Club.

## RENT

The rent is £450 per desk per month plus VAT. The is an all inclusive cost.

## TENURE

The desk space is available to lease on a monthly basis.

## VAT

VAT will be payable.

## LEGAL COSTS

The occupation will be documented by a simple licence agreement provided by the landlord.

## ENERGY PERFORMANCE RATING

Further details available upon request.

**Colliers**

Colin McManus  
DDI: 0141 226 1035  
Mobile: 07795 613227  
Email: colin.mcmanus@colliers.com

0141 226 1000

[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

Business

