

Modern Science Park Pavilion

Suitable For Office Or Laboratory Use

3,600 sq ft (334 sq m) –
7,000 sq ft (650 sq m)

**TO
LET**

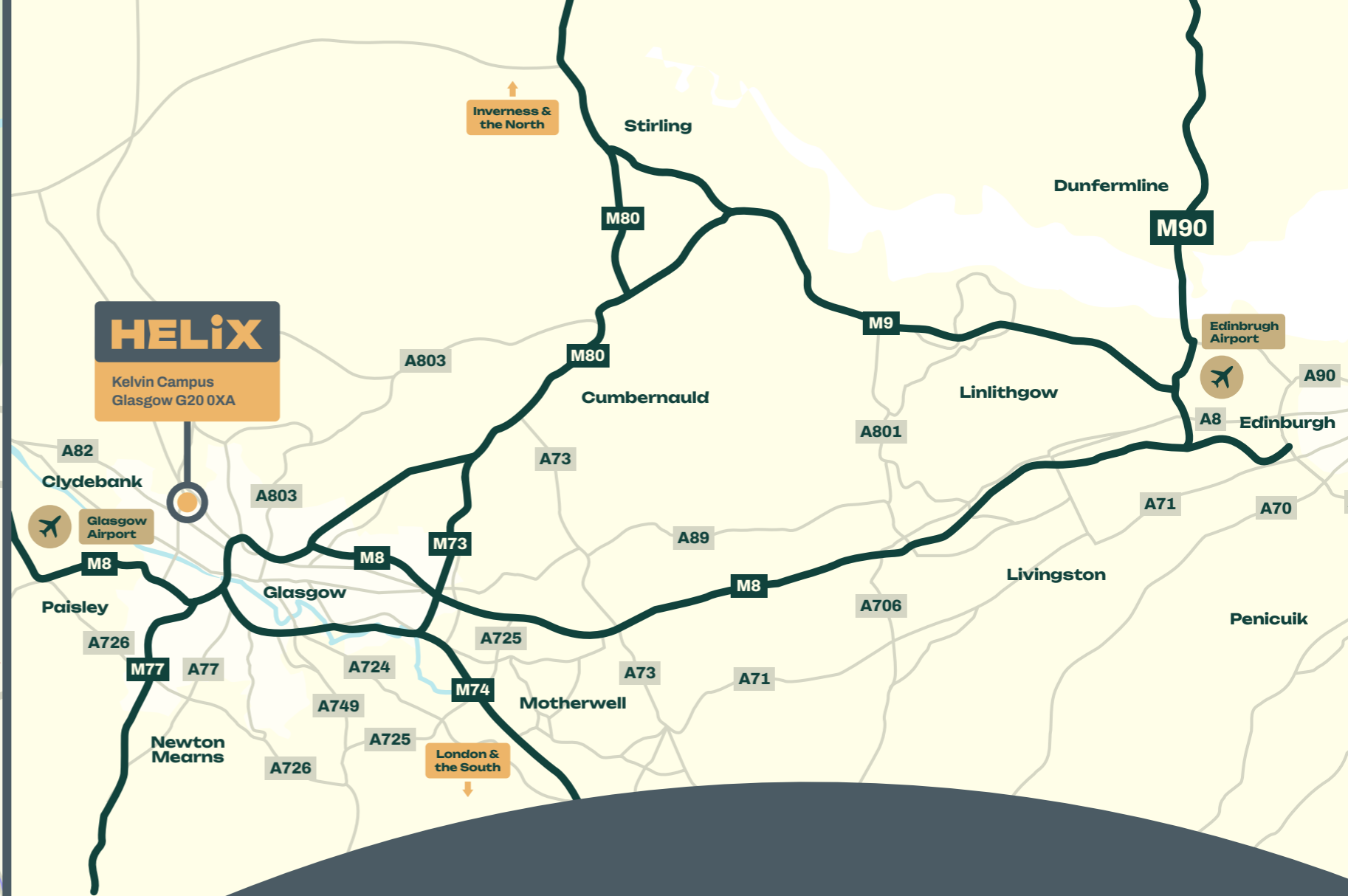


HELIX

BUILDING

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






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)**


**Natural
ventilation**


**Energy saving
environmental
features**






**Raised
access floors**




**Generous
floor to ceiling
height**


**Good quality
LED lighting and
heating**



**Biomass
boiler heating
system**


**Roof mounted PV
panels provide
electricity**

Description


**21 Car
Parking Spaces**




**8 person
passenger lift**


DDA Compliant

Accommodation

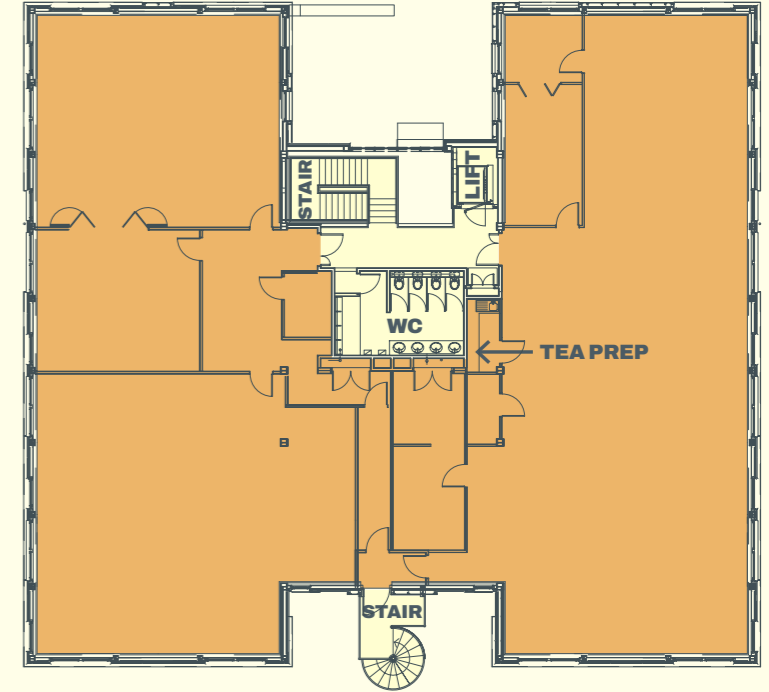
The property extends to the following Gross Internal Areas.

FLOOR	SQ FT	SQ M
First	3,600	334.45
Ground	3,400	315.87
TOTAL	7,000	650.32

Typical Floor Plan

First Floor

3,600 sq ft / 334.45 sq m



Rateable Value

The property requires to be reassessed following a sub-division.

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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Kelvin Campus
West Of Scotland Science Park
Glasgow G20 0SP

Contact

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

Colliers



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