



## All Inclusive Office Suites on Flexible Licence Agreements

### Property Highlights

- Secure site with barrier entry system
- 24-7/365 security staff
- CCTV
- Car parking

### Location

Westerhill Business Park benefits from being within close proximity to the town centres of both Bishopbriggs and Kirkintilloch, where there is a range of shops and restaurants.

Bishopbriggs Railway Station is approximately 1 mile away, with easy access to the M8 and M80 Motorways at Junctions 2 and 13 respectively.



For viewing and further Information, please contact:

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## Description

The accommodation benefits from the following:

- Open plan layout
- Mineral fibre suspended ceiling
- Recessed modern lighting
- Perimeter trunking
- Gas central heating
- Shared kitchen
- Shared IT room

## Accommodation

The available accommodation extends to the following approximate Net Internal floor area.

Floor	Suite	sq ft (6 <sup>th</sup> Edition)
Ground	F5	1,301

## Occupational Costs

The occupational costs are as follows:

Unit	Cost (per sq ft)
Rent	£POA
Service Charge	Inclusive
Local Authority Rates	£POA

## Energy Performance

The property has an Energy Performance Rating of D.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

## Legal Costs

Both parties will be liable for their own legal costs.

## Land & Buildings Transaction Tax (LBTT)

The ingoing tenant will pay all Land and Buildings Transaction Tax applicable.

## Entry

Upon agreement.

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