

TO LET

Rarely Available Office



21 Hunter Street
The Village
East Kilbride
G74 4LZ

- Well presented office premises
- Extends to 108.48 sq. m. / 1,168 sq. ft.
- Popular village location
- Close proximity to public transport links
- Wealth of amenities nearby
- Secure main door entry

LOCATION

The subjects are located on Hunter Street, in the heart of the historic Village area of East Kilbride. The surrounding area is home to a vast array of amenities and benefits from superb public transport links including East Kilbride train station which provides easy access to and from Glasgow City Centre via the south side of the city. The village is easily accessible by car and there are various car parks in the immediate surrounding area where season parking passes are available.



The subjects occupy a prominent corner location and are a short walking distance from various retail stores and food outlets. Nearby occupiers of note include Rowlands Pharmacy, The Co-op, Ladbrokes and The Montgomerie Arms.



DESCRIPTION

The subjects comprise the first floor of a traditional two storey building and are currently configured to provide reception area, office accommodation, meeting rooms, kitchen/ tea prep as well as male and female WCs.

Large double glazed windows ensure good natural light and gas central heating is provided throughout.

The property is suitable for Class 4 (Business) and the strong preference is for a traditional office type occupier.

ACCOMMODATION

We understand that the subjects extends to following approximate

Net Internal Area:

108.48 sq. m. (1,168 sq. ft.)

TERMS

The subjects are available on new FRI terms.

RENT

On application.

RATING ASSESSMENT

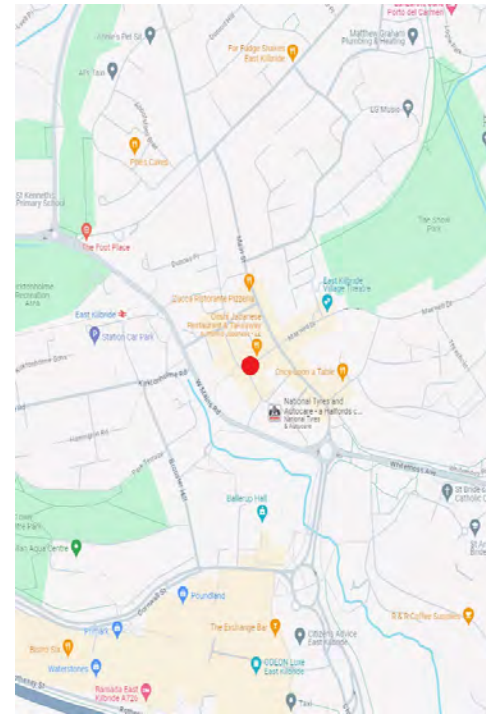
The subjects are entered in the Valuation Roll:-

Office - £15,000

The rate poundage for 2023/2024 is £0.498 in the pound.

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.



ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. For the avoidance of doubt the purchaser will be liable for LBTT Extract Copies and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through:-
Graham and Sibbald LLP
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:



Tom Conway
tom.conway@g-s.co.uk
07810 544 912



Mark Gillies
mark.gillies@g-s.co.uk
07787 291 149

GRAHAM + SIBBALD

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