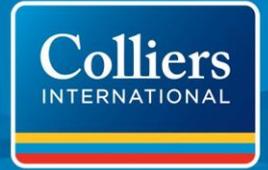


TO LET

HIGH QUALITY REFURBISHED OFFICES



## Prism House, Scottish Enterprise Technology Park, Rankine Avenue, East Kilbride G75 0QF

- Prestigious technology campus with university links
- High quality refurbished modern offices
- 12 miles south of Glasgow
- Good communication links to Scotland's motorway network
- Communal car charging points

978 - 5,672 sq ft (91 - 527 sq m)

### CONTACT US

Viewing is strictly by prior appointment  
with Colliers International, through:

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# Prism House, Scottish Enterprise Technology Park, Rankine Avenue, East Kilbride G75 0QF



## LOCATION

Prism house is located on Rankine Avenue within Scottish Enterprise Technology Park in East Kilbride. Scottish Enterprise Technology Park lies half a mile south east of East Kilbride town centre and a short distance from the A724 and A726.

The premises lie approximately 12 miles to the south of Glasgow, 46 miles west of Edinburgh, 7 miles south of Rutherford and 6 miles west of Hamilton.

The A725 dual carriageway north of the technology park leads to the Raith Interchange which provides links to the M8 and M74 motorways. Easy access is also afforded to the M77 via the A726 dual carriage way to the west.

East Kilbride has a mainline railway station which links directly to Glasgow Central Station. Both Glasgow and Edinburgh Airports are easily accessible via the M8.

Significant neighbouring occupiers in the park are the National Engineering Laboratory, East Kilbride Engineering and The Scottish Universities Environmental Research Centre.

## DESCRIPTION

The property comprises a detached, ground floor office pavilion constructed in 2000 (subsequently fully refurbished in 2016). The building is of steel portal frame construction with glazed curtain wall elevations and a pitched profile aluminium roof. Internally, the property comprises nine separate offices.

## ACCOMMODATION

	sq ft	Rent (pa)	Rateable Value	Parking Spaces	
Suite 1	2,281	£25,090	£21,750	11	LET
Suite 2	570	£6,840	£5,600	3	LET
Suite 3	1,162	£13,940	£11,400	5	LET
Suite 4	1,011	£12,130	£9,900	4	To Let
Suite 5	1,259	£15,101	£12,300	5	LET
Suite 6	5,672	£62,390	£56,000	26	To Let
Suite 7	978	£11,740	£9,400	4	To Let
Suite 8	1,021	£11,230	£9,700	5	LET
Suite 9	993	£11,920	£9,600	5	LET

The fully refurbished interior has been designed to meet the needs of modern business combining efficiency with flexibility. All office space comprises:

- Carpeted floor coverings
- Painted plasterboard walls
- Generous Natural Daylight
- Cat 6 cabling throughout
- Fibre optic available

Suites 1-5, 7-8 and 9 are afforded access to a communal kitchen area, and two communal W/C areas (male, female & disabled). Entrance is gained from the main entrance and lobby/ reception area.

Suite 6, at 5,672 sq ft, is the largest of all the available offices. It is self-contained, with a separate entrance to the rear of the building. Suite 6 has designated kitchen and W/C facilities.

At the centre of the structure there is a landscaped courtyard that can be accessed from around the building.

# Prism House, Scottish Enterprise Technology Park, Rankine Avenue, East Kilbride G75 0QF

Externally there is a resurfaced, increased capacity tarmac car park to three sides of the building, providing 94 spaces. The perimeter of the site is landscaped.

## TERMS

The property is available to be let as nine separate office suites on Full Repairing & Insuring terms for a duration to be agreed by the parties.

## LEGAL COSTS

Each party will be responsible for bearing their own legal costs, with any ingoing tenants responsible for any land and buildings transaction tax or registration fees.

## BUSINESS RATES

Listed in availability schedule.

## SERVICE CHARGE

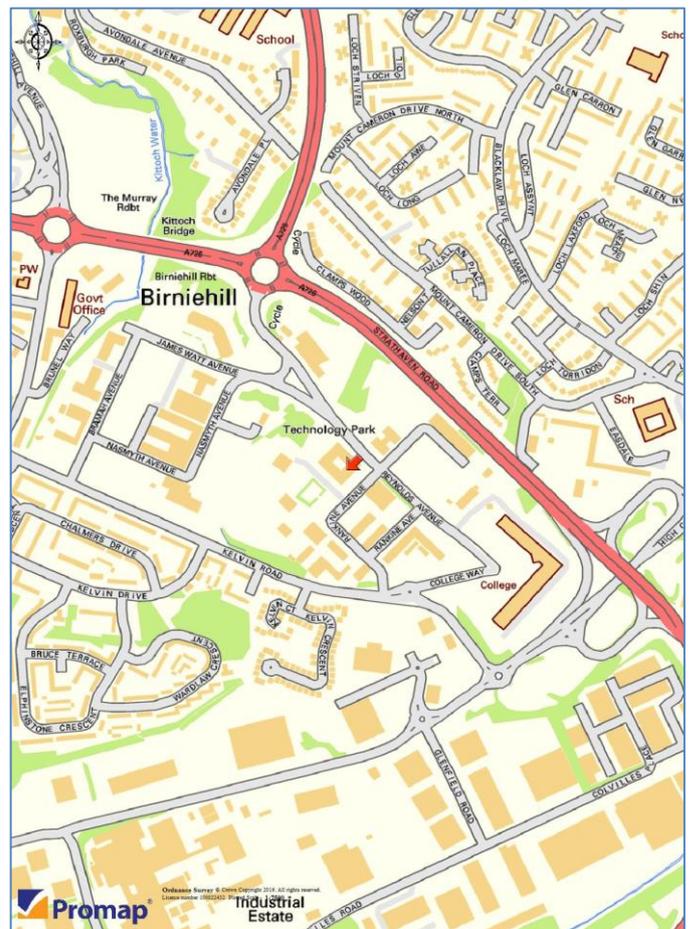
The service charge is budgeted at £5.84 per sq ft (including heating costs) excluding Suite 6.

## VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.

## VIEWING

For further information or to arrange to view, please contact the sole agent, Colliers International.



### Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

20/07/2018

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