

OFFICES FOR SALE/LEASE

ORBITAL
COURT
PEEL PARK, EAST KILBRIDE

SUITES AVAILABLE FROM 1,226 SQ FT TO 11,579 SQ FT



EAST KILBRIDE

East Kilbride is Scotland's sixth largest town with a population of over 80,000 people and a catchment area of over 1.7 million people. In addition to offering a wide variety of housing within the town itself, East Kilbride is also located within 15/20 minutes drive time of some of the most affluent housing areas in Glasgow.

Further information on East Kilbride can be found at www.eastkilbride.org.uk and www.lanarkshire.com

ORBITAL COURT

Orbital Court comprises a new business park set within a landscaped environment which is currently being developed by Caledonian Offices Ltd and upon completion will comprise 5 high quality, individual office pavilions. Each office pavilion is flexible in design and accommodates a variety of suite sizes.

The development is located off Redwood Court in Peel Park and occupies a prominent position overlooking Eaglesham Road within close proximity to Hairmyres train station. Orbital Court is also located within close proximity to the Peel Park junction of the new Glasgow Southern Orbital bypass road.

Orbital Court provides a unique opportunity to potential occupiers who can purchase or lease individual suites, or floors to satisfy their individual size requirement.

SCHEDULE OF ACCOMMODATION

Unit 1 – **SOLD**

Unit 2 – Remaining suites from 2,169 sq ft – 4,129 sq ft

Unit 3 – Remaining suites from 1,243 sq ft – 1,490 sq ft

Unit 4 – **SOLD**

Unit 5 – Remaining suites from 1,387 sq ft – 11,579 sq ft



SPECIFICATION

Each building will be two storeys and comprise of the following specification.

- **Exclusive access from street level**
- **Passenger lift**
- **Barrier free access (in accordance with the DDA act)**
- **Exclusive WC facilities (including disabled)**
- **Intercom access**
- **Gas fired central heating**
- **Suspended ceilings incorporating CAT 2 / LG3 lighting**
- **Raised access floors**
- **Fire alarm system**
- **Kitchenette**
- **Low maintenance sealed double glazed windows**
- **Carpet tiles**
- **Range of quality finishes and features**
- **Additional extras include, internal partitioning, air conditioning / comfort cooling, video entry, burglar alarm**

CAR PARKING

Designated car parking is provided at an approximate ratio of 1 space per 300 sq ft.

VAT

VAT will be charged on the sales price.

LEGAL FEES

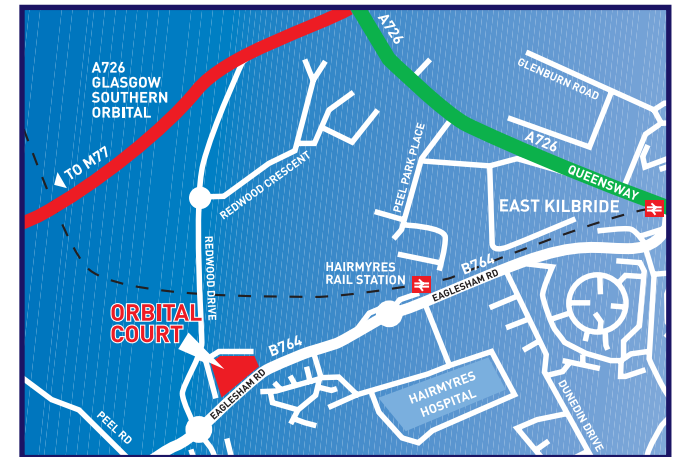
Each party will be responsible for their own legal costs and in the normal manner the purchaser will be responsible for any Stamp Duty Land Tax and VAT incurred.



LOCATION & DIRECTIONS

Orbital Court overlooks the junction of Redwood Drive and Eaglesham Road, East Kilbride and is situated a short walking distance from Hairmyres Train Station. This location also benefits from the adjacent new Glasgow Southern Orbital roadway linking directly to the M77 and providing easy access to both Ayrshire and Scotland's central belt.

East Kilbride is located approximately 9 miles from Glasgow and both Glasgow and Glasgow International Airport can be reached within a 20 minute drive. The direct A726 East Kilbride Expressway provides excellent access to the motorway network including the M74 to the south and the M8 to Edinburgh and the east.



FURTHER INFORMATION

For further information regarding the availability of this exciting opportunity, please contact the sole selling agents

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