



**FOR SALE/TO LET**



## MODERN BUSINESS UNIT

**2 Redwood Crescent  
Peel Park  
East Kilbride, G74 5PA**

- 14,731 sq ft (1,368.5 sq m) GIA
- Good quality office space
- Previous tenant's additional office fit-out
- Private car parking and loading yard
- Suitable for a variety of uses



# 2 Redwood Crescent Peel Park East Kilbride, G74 5PA

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## LOCATION

Redwood Crescent is situated in the Peel Park area of East Kilbride, the town's premier business location, three miles west of the town centre and 10 miles south east of Glasgow City Centre.

The property benefits from easy access to the M77, M74 and M8 motorways via Glasgow Southern Orbital Road (A726), which lies directly adjacent to Redwood Crescent.

The 4-star Holiday Inn Hotel, with its restaurant and health club (gym, pool and spa facilities) is located within walking distance of the property. Also, Hairmyres railway station, providing regular services to and from Glasgow Central Station, and the retail and restaurant amenities of St James Centre are less than five minutes drive away.

## DESCRIPTION

2 Redwood Crescent provides modern business / industrial accommodation with two storey offices to the front of the property and a production / warehouse section to the rear.

The previous occupier has converted a large area of the ground production section into additional office space but, if this is not required by the new tenant, the fit out can be removed and the property returned to its original layout and specification.

The specification of the existing building layout is as follows:

- Suspended ceilings with mineral fibre ceiling tiles
- Recessed modern light fittings (LG3)
- Opening windows
- Papered and painted walls
- Gas central heating
- Perimeter trunking for services distribution
- Carpets

## ACCOMMODATION

The available accommodation extends to the following approximate gross internal floor area:

Ground	11,739 sq ft	1,090.6 sq m
First	2,992 sq ft	277.9 sq m
<b>Total</b>	<b>14,731 sq ft</b>	<b>1,368.5 sq m</b>

## AVAILABILITY

The property is available to purchase or for lease. If purchasing, it is the Heritable (Freehold) interest that is available with a guide price of £450,000.

Any lease will be based on standard full repairing and insuring terms for a period to be agreed and with the rent payable quarterly in advance.

## ENERGY PERFORMANCE CERTIFICATE

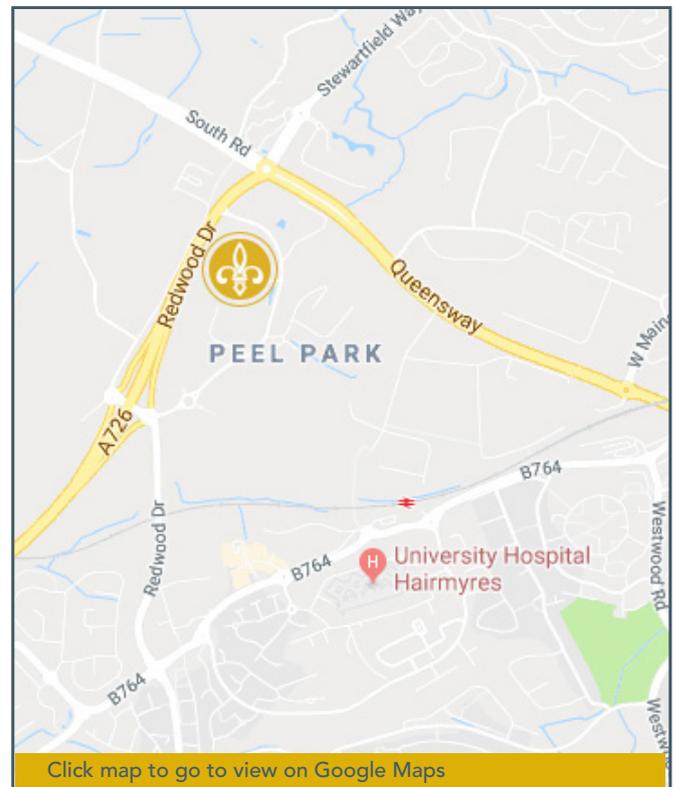
2 Redwood Crescent has an Energy Performance Rating of F and a copy of the EPC and Recommendations is available on request.

## LOCAL AUTHORITY AND WATER RATES

Reflecting the existing office fit-out, the Rateable Value from 1st April 2017 has been provisionally set at £78,000 and the relevant UBR for 2017/18 is £0.518.

## LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction with the purchaser or tenant being responsible for any Land & Buildings Transaction Tax and Registration Dues.



## DATE OF ENTRY

Upon conclusion of legal missives.

## VAT

All rent and outgoings are subject to VAT.

## VIEWING

For viewings or further information, please contact:

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