

To Let

West of Scotland Science Park,
2317 Maryhill Road, Glasgow G20 0SP



**Modern Office And Laboratory Space
Available On Flexible Terms**

Units From 317 Sqft



Scottish Enterprise

LOCATION

West of Scotland Science Park is located approximately 4 miles northwest of Glasgow city centre along the A81 (Maryhill Road) main arterial route. The park is well served by bus routes along Maryhill Road, as well as by the nearby Maryhill Train Station. The park is located approximately 9.5 miles north east of Glasgow International Airport.

The park provides an excellent working environment for science start-ups and high growth technology companies. The Science Park occupies an attractively landscaped 61 acre site, which is divided into two campuses, Kelvin Campus and Todd Campus.

Companies located within the Science Park benefit from expert business development support from Scottish Enterprise and Targeting Innovation.

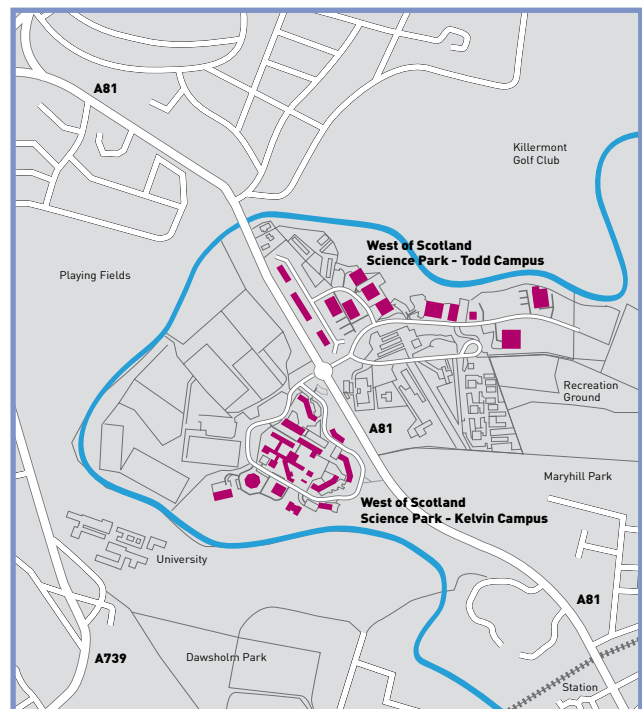
This assistance, combined with onsite park management knowledge of company requirements within the research and development sector, makes the park one of the leading science and technology locations in Scotland.

DESCRIPTION

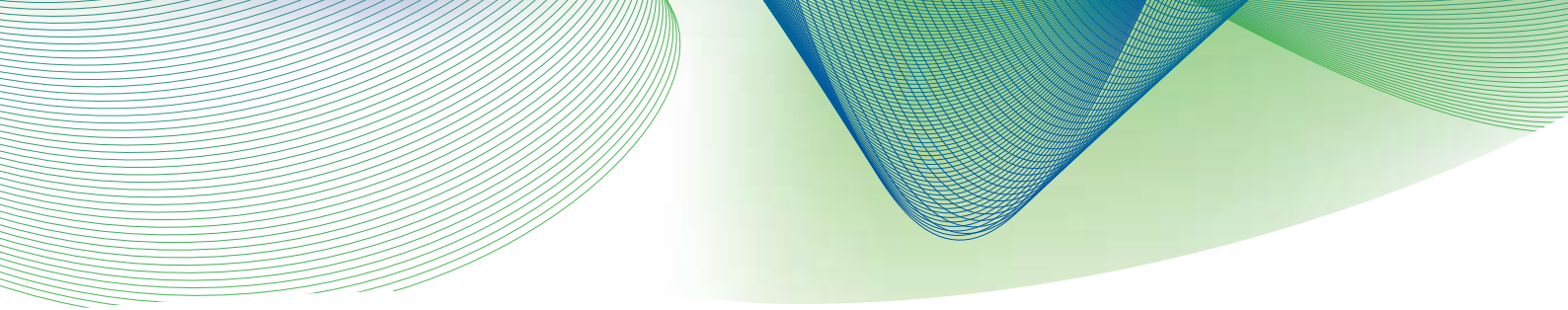
The West of Scotland Science Park is made up of a number of office and laboratory buildings, providing a range of specifications and sizes of accommodation and as such, is capable of accommodating a wide range of property requirements.

Common features within the buildings onsite include:-

- Modern office specification including IT trunking, double glazed windows and strip fluorescent lighting.



- Kitchen/tea prep facilities
- Male, female and disabled toilets.
- Onsite conference and catering facilities
- Onsite children's nursery
- Onsite sports facilities
- Energy saving features within the modern buildings.



POCKET



RATEABLE VALUE

The offices and laboratories are separately entered in the valuation roll. For further details, please see the availability schedule.

USER RESTRICTIONS

A planning restriction (Section 50 Agreement) applies within the park. Companies occupying space are required to use the premises for the purpose of design, manufacture and research & development.

TERMS

The accommodation is available on full repairing and insuring terms for a period to be agreed.

LEGAL FEES

Each party will be responsible for their own legal costs, with the ingoing tenant liable for stamp duty Land Tax and Registration Fees.

VAT

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

VIEWING

Strictly by appointment through the sole letting agents.

FURTHER INFORMATION

If you would like to discuss this property further, or to arrange a viewing, please do not hesitate to contact:-

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West of Scotland Science Park is a Scottish Enterprise business infrastructure development. As Scotland's enterprise, innovation and investment agency, Scottish Enterprise supports ambitious, growth companies with a range of products and services designed to improve business performance and drive economic growth. If you would like more information about how Scottish Enterprise could help your company, visit www.scottish-enterprise.com or call 0845 607 8787.

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PROPERTY MISDESCRIPTIONS ACT 1991

1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication.

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2. Date of Publication - March 2009

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For enquiries please contact

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