

OFFICE TO LET

**ORBITAL HOUSE
PEEL PARK
EAST KILBRIDE**

**Reith
Lambert** 
www.reithlambert.co.uk



ACCOMMODATION

Second floor
Ground floor

TERMS

The suites are available to lease on flexible short term leases at an all-inclusive rental of £20 per sq ft. The rental includes office rental, service charge and heating.

RATEABLE VALUE

The tenant will be responsible for local authority rates.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C.

LOCATION

Orbital House, is a striking office development located at the gateway to Peel Park Business Park, overlooking the junction of the A725 and Glasgow South Orbital and opposite a Holiday Inn with gym and restaurant. The building is within a few 3 minutes drive of East Kilbride Regional Shopping centre.

Surrounding occupiers include: HMRC, IBM, Clyde Blowers and VWS West Garth.

DESCRIPTION

Set within an attractive landscaped environment with a generous car parking provision Orbital House is entered via a full height, light filled atrium.

SPECIFICATION

- On site café for all occupiers
- Commissionaire manned reception.
- Modern open plan office accommodation
- Raised access flooring
- Comfort cooling with perimeter radiators
- Suspended ceilings with integral lighting
- Coffee/ breakout area for staff within second floor suite
- Toilet facilities are provided at third floor level.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an incoming tenant being responsible for any Land and Building Transactions Tax, Recording Dues and VAT as applicable.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

VIEWING

Audrey Dobson
0141 225 5703 / 07780 888 987
audrey@reithlambert.co.uk



MISDESCRIPTIONS: Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: March 2019