



**FOR SALE/TO LET**

**HIGH QUALITY OFFICE SUITES**

With extensive on-site car parking

Suites available from 2,169 to 6,229 sqft



## EAST KILBRIDE

Recognised as Scotland's most successful new town, East Kilbride is situated approximately 9 miles south of Glasgow city centre and boasts a population of over 80,000 people.

Orbital Court is situated at the junction of Redwood Drive and Eaglesham Road within a short walking distance of Hairmyres railway station. The Glasgow Southern Orbital road provides a direct link to junction 5 of the M77 which provides easy access to the west coast and the City of Glasgow whilst the A725 Expressway provides a direct link to the M74 and M73.

Local amenities can be found at St James' Retail Centre which is situated behind Orbital Court where tenants include Pizza Hut, Norma Clark Hair & Beauty, Pegs Dry Cleaners and A&M Home Connexions. A Cantonese restaurant, Lidl supermarket, Tony Macaroni Restaurant and the G1 Groups Public House, The Byre, are situated adjacent to Orbital Court.

## ORBITAL COURT

An established business park set within landscaped grounds.

Occupiers within the development include: Dickie & Moore, Hawkins & Associates, ICA Architects, Sinclair Voicenet, Soben Contract & Commercial, Traveltek, WK Insurance Group and Worldwide Jobs.

## SPECIFICATION

- Exclusive access from street level
- Passenger lift
- Barrier free access (in accordance with the DDA act)
- Dedicated WC facilities (including disabled)
- Intercom access
- Gas fired central heating
- Suspended acoustic ceiling tiles
- Raised access floors
- Kitchenette
- Low maintenance sealed double glazed windows
- Carpet tiles

## CAR PARKING

Extensive car parking available with 29 dedicated spaces and the potential for additional spaces if required.

## FLOOR AREA

Office suites available from 2,169 to 6,298 sqft arranged over the below areas:

Suite	Sqft	Sqm
Ground Floor	2,169	201.51
First Floor	4,129	383.60
<b>Total</b>	<b>6,298</b>	<b>585.11</b>



Open plan layout

## CARBON EMISSIONS

The building has an Energy Performance Rating of B. Full certificate is available on request.

## VAT

VAT will be charged on the sales price/rent.

## LEGAL FEES

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

## TERMS

The property is available To Let or For Sale, rentals and prices available upon application. Consideration will be given to a lease with an option to purchase.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with Savills.



## LOCATION



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