

CARNBROE HOUSE

1 FINCH WAY • STRATHCLYDE BUSINESS PARK • BELLSHILL • ML4 3PE

DM HALL
CHARTERED SURVEYORS

BUSINESS PARK OFFICE INVESTMENT



FOR SALE

- Popular and established business location.
- Modern office building, fully DDA compliant.
- Total Net Internal Area: 2,415 sq. m. (26,003 sq. ft.)
- Occupancy level of 75%
- Offers over £1.8 million.

Commercial Department
12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615

LOCATION

Strathclyde Business Park is one of the West of Scotland's premier business park locations, positioned in the heart of Scotland's central belt. The park is located west of the A725 and south of Shawhead Interchange which links directly to the M8 running east to west and on the M73 linking to the M80 running north. The Raith Interchange junction is 2.5 miles south of the park, connecting to the M74 running south.

The approximate location of the subjects is shown on the appended street plan.

SPECIFICATION

The property comprises a modern, two storey office with a current specification as follows:-

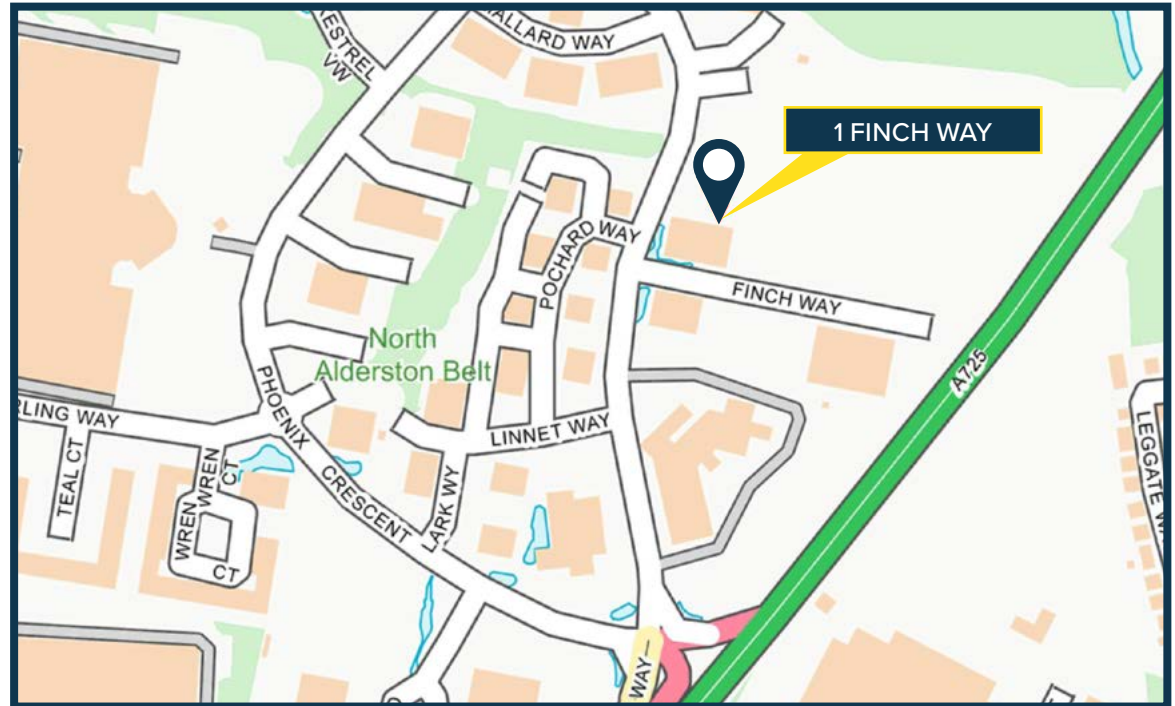
- Modern refurbished office suite.
- Large open plan flexible floorplate.
- Suspended ceilings with modern recessed LED lighting.
- Raised access floors with carpet tiles and floor boxes installed.
- Double glazed windows on three elevations provide excellent natural daylight.
- Lift access.
- Male, female and disabled toilet facilities.
- 24-hour building access.
- Dedicated on-site parking.

ACCOMMODATION / TENANCY

Carnbroe House has an income from 3 existing tenants occupying 3 of the 4 suites available and the current tenants in situ are listed below, together with the current rents being achieved.

| Suite | Tenant | Size sq.ft. | Rent p.a. | Service Charge | Lease Expiry (Break) |
|--|-----------------------------------|-------------|-------------|-----------------|--------------------------------------|
| Ground Floor Right | UK Fuels Ltd | 4,500 | £56,250 | £3.99 per sq.ft | 03/04/2027 (04/04/2025) |
| First Floor Right | Enterprise North East Trust Ltd | 2,608 | £51,700 | All inclusive | 28/02/2026 (01/03/2024 & 01/03/2025) |
| First Floor Left/ Part Ground Floor Left | Saltire Facilities Management Ltd | 11,674 | £116,740 | £3.99 per sq.ft | Tacit Relocation |
| Ground Floor Left | | 5,500 | £60,000 ERV | £3.99 per sq.ft | Vacant |

Full Tenancy information can be provided to interested parties upon request.





SERVICE CHARGE & RATES

There is a common Service Charge for the building covers amongst other things the cleaning and maintenance of the common areas, the cost of electrical and heating consumption to the common areas and individual suites, security, and buildings insurance. and rates which is charged on a prorata basis.

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £245,000.

Please note that a new occupier has the right to appeal the current assessment.

PRICE

Offers over £1.8 million are invited for our clients heritable interest.

ENTRY

Entry is available upon completion of legal formalities.

VAT

All prices and costs are shown exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the purchasers responsible for any LBTT costs.

EPC

A copy of the Energy Performance Certificate is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

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CHARTERED SURVEYORS

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