

Standard Real Estate Ltd has developed a first class reputation for redevelopment of property assets to provide excellent office, industrial and retail accommodation. If you are seeking quality accommodation for your business in Scotland let us know your requirements and let us help to find you the accommodation that will take your business to the next level.

The company seeks to buy and refurbish/redevelop all types of commercial property throughout the UK but with a preference for Scotland and the Midlands to north of England.



LEADING DEVELOPMENT FOR



SMALL BUSINESS OCCUPIERS



Standard Real Estate Ltd

Suite 2.1, 94 Hope Street, Glasgow G2 6QB

— [www.standardrealestateltd.com](http://www.standardrealestateltd.com) —

# Edinburgh & Strathmore House ■■■

Town Centre, East Kilbride



## LOCATION

East Kilbride is located approximately 10 miles south east of Glasgow city centre and benefits from excellent road and public transport links to Glasgow and across the Central Belt.

Edinburgh & Strathmore House occupy an excellent location within East Kilbride Town Centre. The properties are situated adjacent to East Kilbride Shopping Centre and are easily accessible, with the bus station located a short walk through the centre and East Kilbride Railway Station only a ½ mile away.

In addition, there are almost 3,000 car parking spaces available within three multi-storey car parks serving the centre.



Fully refurbished suites from 125 sq. ft.

Suites can be combined up to 5,000 sq. ft.

On-site parking

Easy-in, flexible lease agreements

Competitive, all-inclusive rents

Free WiFi

**Edinburgh &  
Strathmore**  
House ■■■

## DESCRIPTION

Edinburgh & Strathmore House provide a range of fully refurbished suites, with flexibility to accommodate a variety of occupier requirements. A programme of refurbishment is currently underway to both common areas and individual suites allowing for quick and easy entry to interested parties. The property benefits from on-site car parking and building manager, a passenger lift and new Wi-Fi system throughout the building.



## ACCOMMODATION

A schedule of current availability, including floor areas and annual rents etc. accompanies this brochure.

## RATING ASSESSMENT

Rateable Values are included on the availability schedule. Ingoing tenants will be responsible for payment of non-domestic property rates, water and sewerage rates.

## SERVICE CHARGE

The ingoing tenant will benefit from an all inclusive rental. The tenant will be liable for utilities for the suite.

## ENERGY PERFORMANCE

A copy of the energy performance certificate can be made available on request.

## VAT

All prices quoted are exclusive of VAT, where applicable. For the avoidance of doubt VAT will be payable.

## LEGAL COSTS

Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.

## LEASE TERMS

Suites are available on new, flexible, Internal Repairing and Insuring leases.

**FOR VIEWING AND FURTHER INFORMATION CONTACT:**

**Stephen McIntyre**  
stephen@mcintyreproperty.com  
0141 332 2292



**MISDESCRIPTIONS:** The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.