

Hermiston House

M8 Central Business Park, Newhouse, ML1 5SB



To Let

Modern Two-Storey Office Building

9,000 sq ft / 836 sq m
capable of sub-division

www.m8centralbusinesspark.co.uk

Hermiston House



Location

M8 Central Business Park is accessed via the Holytown Junction of the A8/M8 in Lanarkshire, close to Newhouse Industrial Estate and adjacent to the major manufacturing facility of Honeywell Control Systems. This dynamic location provides access to all main central belt towns within 30 minutes, namely:

Drive Times	
M73 (M80) Motorway	3 minutes
Coatbridge/Airdie/Motherwell	5 minutes
M74 Motorway	10 minutes
East Kilbride	15 minutes
Glasgow City Centre	20 minutes
Edinburgh Airport	30 minutes

M8 Central is situated right in the heart of Scotland on the M8 East-West Corridor only 60 seconds from the M8. Immediate access available to the M8. The Holytown junction gives you immediate access to and from the motorway, linking the M8 to the M74 (M6) and M73.

Lanarkshire, being only 20 minutes and 40 minutes from Glasgow and Edinburgh City Centres respectively, is an important contributor to the Scottish economy and has become an important base for a number of world-leading businesses.

Description

Hermiston House was constructed in 2007 and comprises a modern two-storey office building, the design of which allows for the office accommodation to be open plan or fitted out as sub-divided private offices. The main features of the accommodation include:

- Raised access floors incorporating 3-compartment floor boxes
- Suspended ceiling with recessed fluorescent fitments
- Staff kitchens on both floors
- Passenger lift
- Excellent natural light
- Male, female and disabled toilets on each floor
- Attractive décor throughout
- Gas fired central heating
- Open plan layout
- Fully carpeted

There are 45 car parking spaces dedicated to the building.

EPC Rating

Hermiston House has an EPC rating of E+.

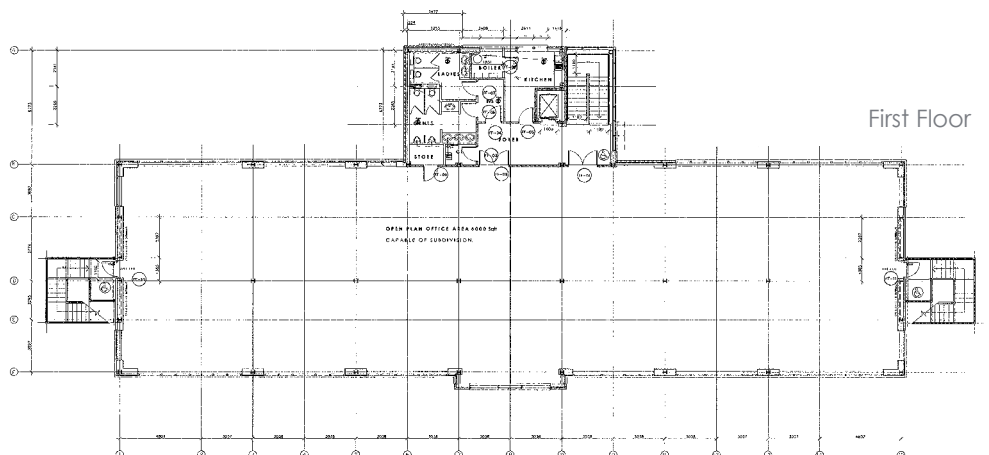
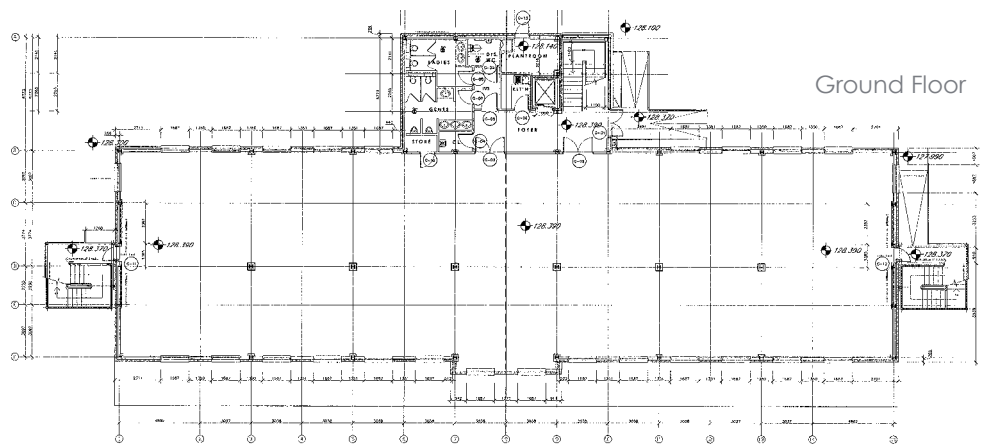


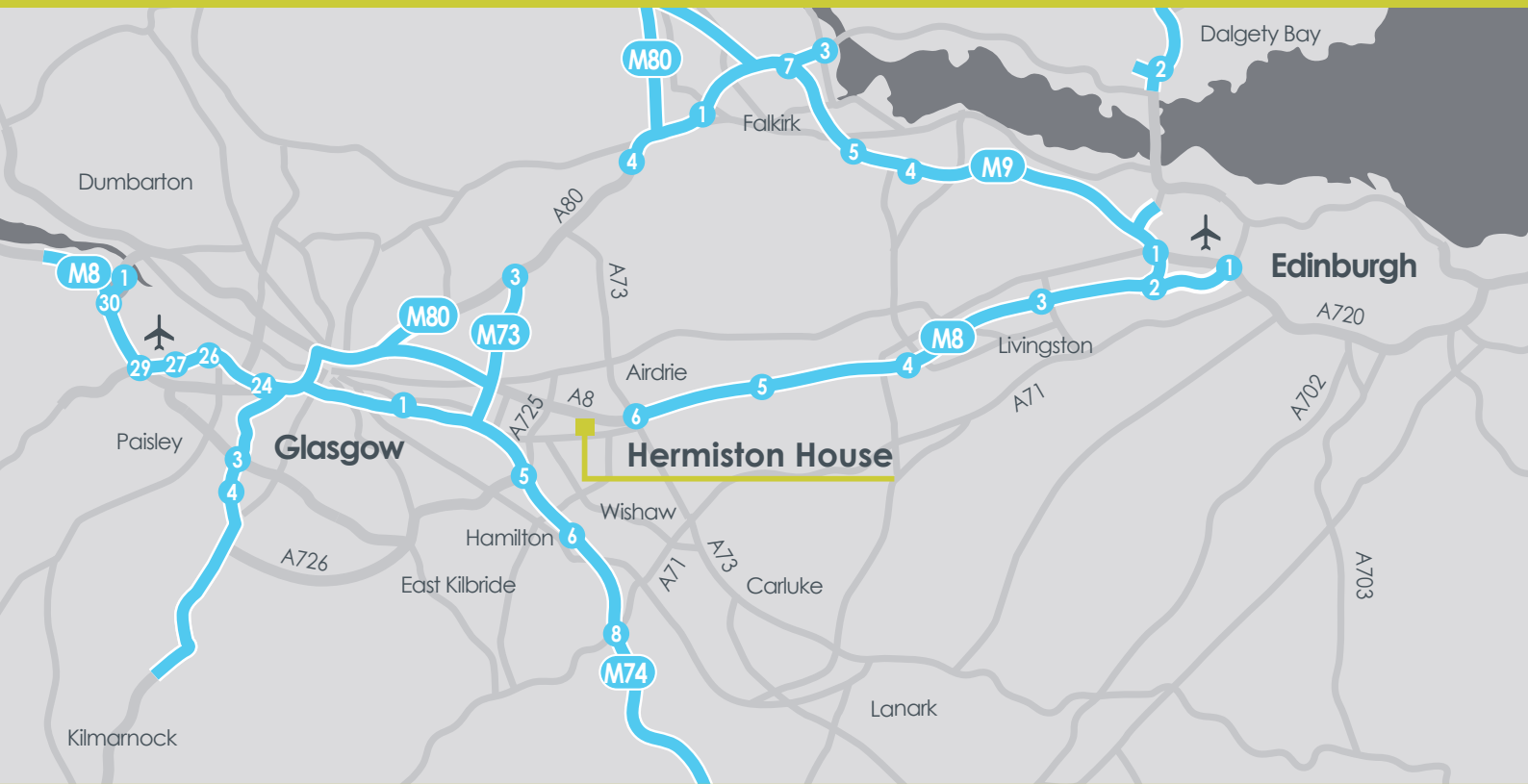
Indicative floor plans throughout

Floor Areas

Approximate Net Internal Areas:

Floor	sq m	sq ft
Ground	557	6,000
First	279	3,000
Total	836	9,000





Lease Terms

The subjects are available for lease on a few full repairing and insuring basis for a term to be agreed. Regular upward only rent reviews will be incorporated in the lease.

Rental

The property is available as a whole or on a floor by floor basis for a term to be agreed. Rent on application.

Rateable Value

The Rateable Value of the property is £113,000 meaning rates payable are approximately £53,110 per annum/£4,426 per month.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate. VAT registered companies can of course reclaim the VAT on the rental and service charge.

Service Charge

The incoming tenant will be liable for a proportionate cost of the upkeep and maintenance of the common areas of the Estate, payable in the form of a quarterly service charge. Details upon application.

Entry

Immediate entry available, on conclusion of legal formalities.

Legal Fees

Each party will be responsible for their own legal costs incurred in the transaction with the tenant responsible for the payment of any SDLT and registration dues of the Lease.

Viewing & Further Information

Please contact the sole Letting Agent:

McKENZIE POLLOCK
COMMERCIAL PROPERTY CONSULTANTS

Viv Maclean MRICS
vmaclean@mckenziepollock.co.uk

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