

TO LET



**OFFICE 1 - CHRYSTON BUSINESS CENTRE,
CLOVERHILL PLACE,
CHRYSTON, G69 9DQ**

Modern office suite within managed business centre.
Property extends to 35.4m² (381 Sq.ft²) or thereby.
Flexible lease terms available.
Rental £3,900.00 per annum (exclusive of VAT).
Additional service charges apply.

LOCATION

The business centre is situated on Cloverhill Place just off Linsaybeg Road, Chryston. Chryston House provides office accommodation within a managed business centre, the offices also offers excellent views over the Kelvin Valley to the Campsie hills. All parts of Scotland's Central belt are within easy reach, with Glasgow City centre only 7 miles away via the A80 and M8.

DESCRIPTION

Office 1— Is positioned on the ground floor of the two storey (part one storey) building, which is traditionally constructed in brick with a pitched and tiled roof. Mains electricity, sewerage and water supply are installed, lighting is provided by recessed fluorescent fittings within suspended ceilings, all fitted with diffuser screens. Telephone connections are available to meet you're requirements. Intruder alarms are installed within each office.

The business centre also provides two kitchen areas within the building for the communal use of the tenants, with ample storage/ kitchen facilities, there is also communal toilets available throughout the building. Heating is provided by a low-pressure gas system with individual thermostatic valves to each radiator.

Tenants have access to the building 24 hours a day 7 days a week, on site car park available for tenants use only. There is also a care taker who is in charge of the building facility management for all communal areas.

SIZE

In accordance with the RICS Code of Measuring Practice (6th edition), we calculate the following approximate net internal area:

35.4m² (381Sq.ft²) or thereby.

RENTAL

Rental £3,900.00 per annum (exclusive of VAT), VAT is charged at the current rate.

Interested parties should contact us for a Property Application Pack. North Lanarkshire Properties does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

SERVICE CHARGE

A service charge is payable for the additional managed services provided which include — cleaning and maintenance of common areas, management service, security, heating, lighting, water and waste water charges (does not include roads and property drainage). Tenants are responsible for Non-domestic Rates.

The budgeted Service Charge for 2021—2022 is £1,600.00 (exclusive of VAT).

RATES

The Rateable Value of the property is (£3,700.00) with effect from 1 April 2017. The tenant will be responsible for the payment of Non-domestic Rates. Rateable Value enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476 000.

INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

EPC RATING

The Building Energy Performance Rating is C.

STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

INFORMATION AND VIEWING

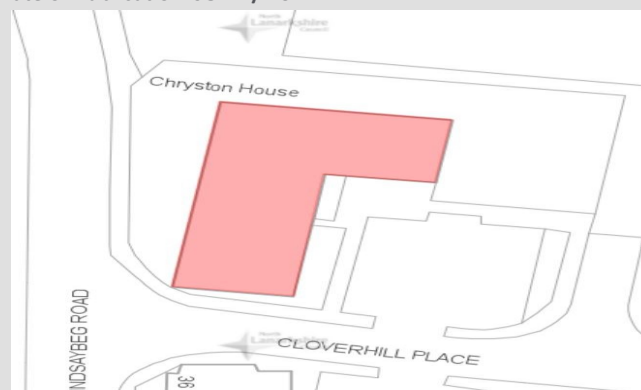
If you require further information or would like to arrange a viewing please do not hesitate to contact us -

North Lanarkshire Properties
Suite G.3 Dalziel Building,
7 Scott Street,
Motherwell,
ML1 1PN

Telephone: 01236 632 800

Email: property@northlan.gov.uk

Date of Publication: **JUNE / 2022**



Statutory requirements:

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular, you will be responsible for obtaining any requisite planning permission and Building Control approval for your use of the property.

These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of North Lanarkshire Properties LLP has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 North Lanarkshire Properties LLP is bound by the terms of this Act. This means that the North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.