

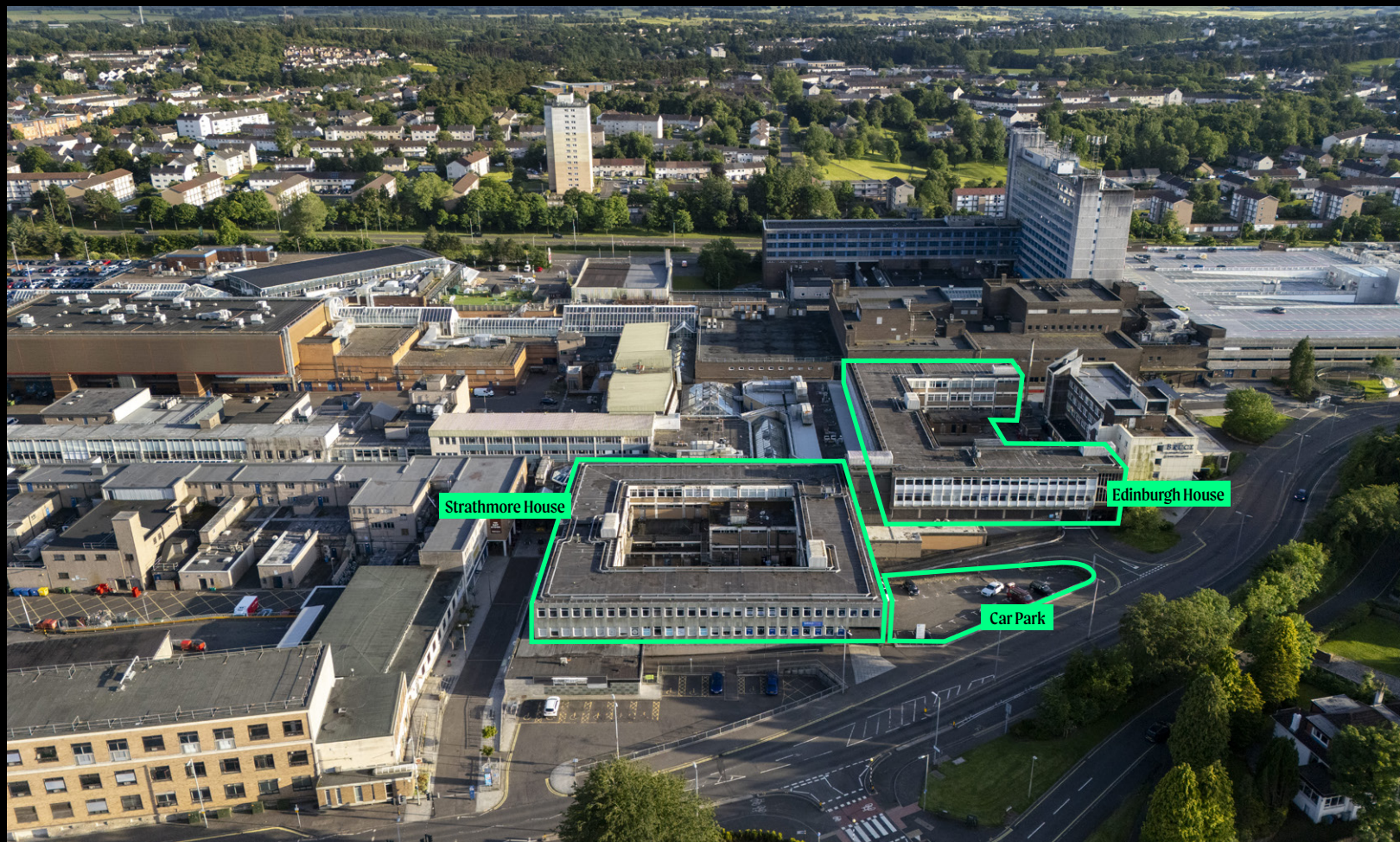
MC²

On behalf of

S R E 

Strathmore & Edinburgh House

Cornwall Street
East Kilbride G74 1LJ



Office / Business Centre
Investment.

Type	For Sale
Size	47,060 sq ft
Price	Offers over £1,450,000

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Investment Summary

Rare opportunity to acquire an extremely well let successful business centre with strong and varied tenant base

- Current Net income of £168,187 per annum with significant potential for uplift in income
- Multi-tenanted buildings with diverse income / tenant line up including Government income, LLPs and an array of local businesses.
- In immediate close proximity to East Kilbride Shopping Centre with direct access to shopping precinct
- Offers over £1,450,000 invited
- Capital rate of £30.81 per sq ft
- Identifiable and immediate opportunities to increase Net income



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Location

Strathmore and Edinburgh House accessed off Cornwall Street are well positioned at the heart of East Kilbride town centre with a direct connection into the shopping precinct. The bustling location is perfect for the tenants in the business centre to access all amenities and the transport network. As well as private parking owned by the business centres there is public parking immediately adjacent. Train and bus stations are located nearby.



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Description

- Strathmore and Edinburgh House are two separate but interconnected buildings surrounded by the shopping centre / precinct, Cornwall Street and private/ public car parking.
- Both buildings have separate main access points with clear signage, large arrival area and clear tenant signage / wayfinding. There are other access points to shopping centre for ease.
- Private secure car parking associated within the ownership.
- Significant range of refurbished office and studios to cater to a wide range of businesses types and sizes. Currently there is minimal void within the business centre.
- Communal kitchens & WC on every floor.
- Lift access.
- Showers and bike racks provided.
- Common areas recently refurbished and incorporate CCTV.
- EK Collective offers additional flexible workspace for larger meetings and events.



Rating

The suites are individually rated and most fall under the threshold to obtain 100% rates relief, via the Small Business Bonus Scheme, subject to occupier status.

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Accommodation

Building	Total Size (sq ft)	Number of Separate Suites
Strathmore	25,416	26
Edinburgh	21,644	25

Note: the number of suites does not include kitchens and stores

The suites are rented on flexible terms, with some rents including the cost of heating, electricity, insurance, maintenance, cleaning and receptionist. Tenancy and operational cost details are available upon request to interested parties.



Tenure

Subject to long ground lease. Details available upon request.

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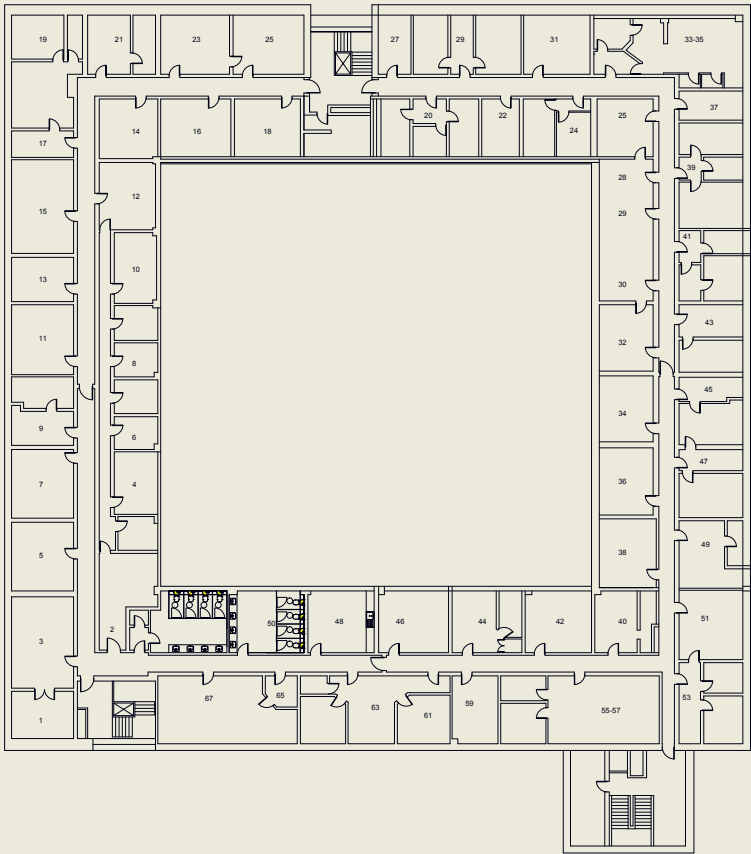
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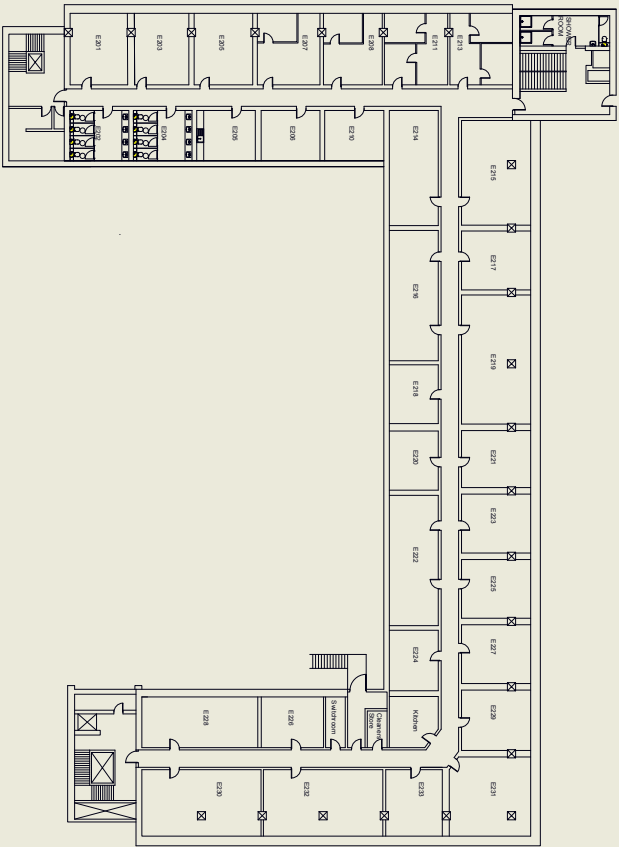
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Floor Plans (Indicative Only)

STRATHMORE HOUSE



EDINBURGH HOUSE



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Proposal

We are instructed to seek offers in excess of £1,450,000 exclusive of VAT for the Heritable interest.

Opportunity to secure asset as transfer of going concern (TOGC).

Information Available

- EPC
- Tenancy information
- Floor plans
- Service Charge information
- Asbestos Register

VAT

VAT will be payable on the purchase price (subject to purchase route).

Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, MC2 are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the transaction.



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