

Part Ground Floor  
**Let to EDF Energy**



Home to EDF Energy's Scottish Office

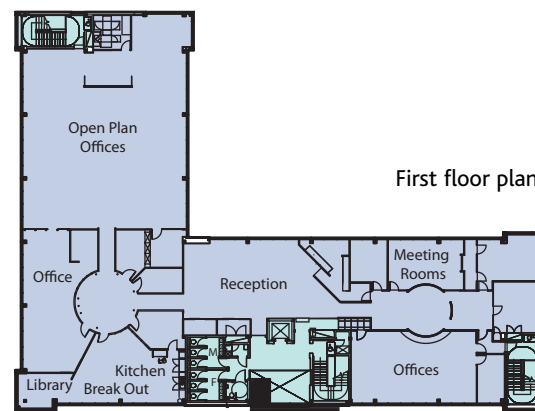
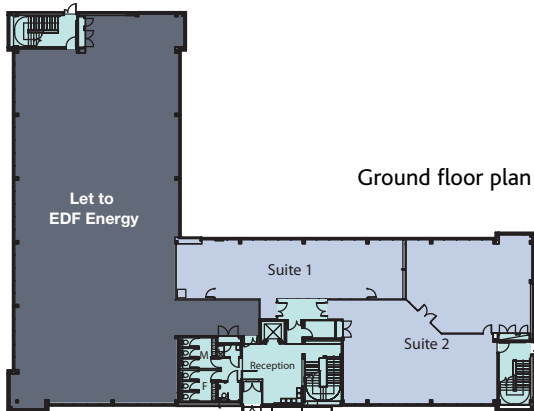
building **two**

**TO LET**

**From 1,314 to 13,642 sq ft**

accommodation

Ground Suite 1	122.1 sq m	(1,314 sq ft)
Ground Suite 2	216.8 sq m	(2,334 sq ft)
First Floor	928.4 sq m	(9,994 sq ft)
<b>Total</b>	<b>1,267.3 sq m</b>	<b>(13,642 sq ft)</b>



# building two

GSO Business Park offers occupiers an outstanding opportunity to occupy modern, flexible office accommodation set within a mature landscaped environment only minutes from East Kilbride town centre and the national road network.

**Specification Highlights**

- High quality double height reception area
- Efficient open plan office space offering full flexibility
- Column grid of 6m with a 1.2m space planning grid
- 15m column free floor space
- Floor to ceiling height of 2.7m with raised access floor of 130mm and a 175mm (min) void above the ceiling tiles
- Double glazed curtain walling incorporating opening vents
- Male, female and disabled person toilet facilities on each floor
- Shower facility on ground floor
- Suspended ceilings incorporating modern light fittings
- One 13 person passenger lift serving the first floor
- VRV comfort cooling system throughout
- Car parking - 1st floor 46 spaces, ground floor suite 1 - 12 spaces and ground floor suite 2 - 7 spaces

**Terms**

The building is offered on new full repairing and insuring lease terms. Further details on the rental and lease terms are available from the marketing agents.

For further information contact the marketing agents:





**disclaimer**

The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) The images of the development are correct as at the date of publication and (4) All floor areas quoted are indicative. **January 2010**