

# CALDER HOUSE & LANARK COURT

TANNOCHSIDE BUSINESS PARK • ELLISMUIR WAY • UDDINGSTON • G71 5PW

**DM HALL**  
CHARTERED SURVEYORS

## BUSINESS PARK OFFICE INVESTMENT



## FOR SALE/TO LET

- Two modern office buildings (buildings interconnected)
- Part let to Mears Ltd until April 2027 at £42,036pa
- Generous car parking – 66 dedicated spaces
- Popular & established business park location
- 14,000 sq.ft. office space available with sub-division potential

**Commercial Department**  
220 St. Vincent Street, Glasgow, G2 5SG  
0141 332 8615

## LOCATION

Tannochside Business Park is an attractive business park location with excellent access to the M8, M77 and M74 motorway network and is approximately 10 miles east of Glasgow.

Tannochside Park is a mixed use business park with high quality occupiers evident throughout including Stewart Milne, Cemex and Capita.

The Park is excellently connected for public transport with regular bus links to Glasgow and surrounding towns. Uddingston Railway Station lies 2 miles north and connects with Glasgow Central and a variety of towns throughout Lanarkshire.

## DESCRIPTION

The subjects comprise two adjoined office pavilions known as Lanark Court and Calder House. These buildings provide maximum flexibility and can be let separately or indeed in part. Natural light is evident on all sides and there is a very attractive central enclosed atrium which could be utilised as break out/leisure space.

The specification of the office space includes:

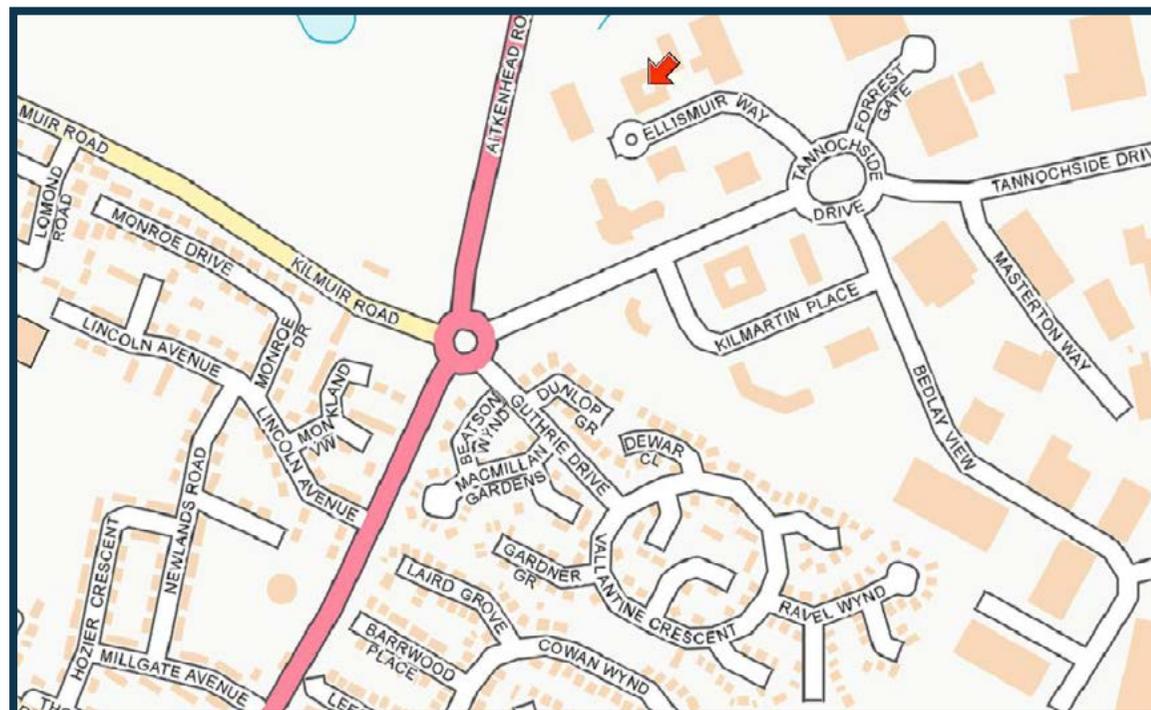
- Raised access floors.
- Gas central heating
- Modern lift and disabled access.
- Dedicated toilet facilities.
- 24/7 secured access.

## ACCOMMODATION

Calder House has income from Mears Limited (who are in occupation on the ground floor). The top floor of Calder House is refurbished and available to let. Lanark Court is available to let in its entirety and can be let as a whole or on a floor by floor basis, or can be split further.

The building extends to the following net internal floor areas:

Building	Calder (GF)	Calder (FF)	Lanark
Tenant	Mears Limited	Available	Available
Size (sq ft)	4547	4595	9448
Rent per annum	£42,036	POA	POA
Lease Expiry (break)	14/4/27 (15/4/22)		
<b>Total Sq Ft</b>	<b>18,590</b>		





## RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £122,000.

## PRICE

Offers over £825,000 are invited for our client's heritable interest, exclusive of VAT (if applicable).

## VAT

All prices and costs shown are exclusive of VAT.

## TENANCY

Tenancy – Ground floor of Calder House is held under a full repairing and insuring lease by Mears Ltd until April 2027. The rent is £42,036 p.a.x.

## MEARS LIMITED

(Company number 02519234)

Part of Mears Group providing maintenance and repairs services to public and private sector.

Creditsafe rating of 91.

## EPC

A copy of the Energy Performance Certificate is available upon request, however, the rating is 'D'.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the purchaser responsible for any stamp duty costs.

YEAR	TURNOVER (£M'S)
2020	565.64
2019	549.91
2018	491.06



## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

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# DM HALL

CHARTERED SURVEYORS

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