



Jacobean House, 1a Glebe Street, East Kilbride, G74 1LY

Centre of The Village East Kilbride

- Modern Development
- 24hr Access
- Car Park At Rear
- Renovated Suites
- From 365sq ft
- Flexible Terms
- Rent From £5,200p.a.x

**LOCATION**

The property is situated in the north east side of Glebe Street, close to its junction with Hunter Street and Glebe Crescent within East Kilbride.

East Kilbride is situated in the periphery in the west of Scotland conurbation, approximately ten miles southeast of Glasgow city centre. The town has excellent road links being located approximately four miles east of Junction 5 of the M74 motorway, which leads south to the M6 and north to the M73 and the M8, Edinburgh to Glasgow link. A secondary dual carriageway access to Glasgow is provided via the A749. The town is located approximately 13 miles from Glasgow International to the west and 35 miles from Glasgow Prestwick to the south.

East Kilbride is Scotland's sixth largest town with a population of 7,474 persons (2020 estimate) and is the administrative centre for the South Lanarkshire area. The South Lanarkshire council area, cover a land mass of some 1,772 sq km and has a population of 320,800 (2020 estimate). Approximately 50 years ago East Kilbride was a small village before attracting new town status and the town now boasts some four shopping centres and outstanding leisure and entertainment facilities. The town is a popular commuting location for the west of Scotland conurbation, this being assisted by the excellent road links, rail links and social and retail infrastructure. Neighbouring occupiers include Murray Square retailing centre along with densely populated residential in the immediate locale.

With a population of over 78,000 and growing, East Kilbride has the 5th largest settlement in Scotland. The town is located approximately 7 miles south east of Glasgow and benefits from excellent rail and road connectivity with the M77, M74, M8 and Southern Orbital network providing easy access to Glasgow and all locations around the west of Scotland.



JACOBAN HOUSE		
2nd Floor		
12-13	Thomas Bradley & Co	
14	Mark Brown Architectural Surveyor	
15-19	The Richmond Fellowship Scotland	
16	Bucks Media	
18	Real Core Agency Personnel Office	
20-21	Real Core Agency	
1	Deacons Investment Ltd	
2	Deacons Investment Group	
3	Deacons Assets for Market Health	
4	Chas. Schmitt Ltd	
5	Nelson Partnership	
6	R. Thomas Electrical & Lighting Design	
7	Shepherd Chartered Surveyors	
8	DK Consulting Hub	
9	J&R Lending Ltd	
10	Act Physiotherapy	



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#### PROPERTY

Jacobean House is a modern 3 storey building, approximately 25 years old, which has been refurbished in recent years.

The first and second floors provide a range of office suites with both passenger lift and stairway access. Each floor benefits from communal kitchen facilities along with ladies, gents and assisted WCs. At ground floor there are 5 retail units with uses across Classes 1A and Sui Generis / hot food.

The suites offer secure intercom with ground floor access, gas fired central heating system with lighting provided by way of recessed spots within the suspended tile ceiling and carpeted flooring. The suites are ready for occupation.

#### AREA

Suite 3 52.4sqm (564sq ft)  
Suite 7 38.83sqm (418sq ft)  
Suite 16 33.9sqm (365sq ft)

#### NAV/RV

Suite 3 £5,500  
Suite 7 £4,050  
Suite 16 £3,550

#### SERVICE CHARGE

There is a nominal service charge for common utilities and services. Further information available on request.

#### RENT

The suites are available on a flexible rental term, rent information available on request

#### V.A.T

Figures quoted exclusive of V.A.T

#### E.P.C

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### VIEWING

Appointments available on request alternatively virtual appointments can be made.

#### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

#### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.