

# EAST KILBRIDE CIVIC CENTRE

Andrew Street, East Kilbride, South Lanarkshire G74 1AB

Approx. 1.36 ha (3.36 acres)  
Prominent Town Centre site  
with Potential for a Range  
of New Build Development /  
Renovation uses, Subject to  
the Necessary Consents



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# SUMMARY

Site extending to approx. 1.36 ha (3.36 acres) with new build / refurbishment development potential

Located within East Kilbride town centre, at a prominent site immediately north of EK, East Kilbride Shopping Centre

Site currently contains existing Council premises including office / administrative buildings; Ballerup Hall; and former Court accommodation.

Masterplan for the regeneration of EK, East Kilbride Shopping Centre recently approved by South Lanarkshire Council

Opportunity for a range of uses including residential; hospitality; retail; community; and commercial; subject to consents

Sale of the whole on behalf of South Lanarkshire Council

The seller's preference is for the purchaser to undertake any demolition works but offers subject to the delivery of a cleared site will be considered



# LOCATION

The Civic Centre is located within East Kilbride town centre. East Kilbride is Scotland's sixth largest settlement (and second largest town) with a population of around 75,000 (Mid-2020 Estimate, NRS).

Large centres of employment / employers in and around East Kilbride include Peel Park Industrial Estate; Kelvin South Business Park; HMRC; Scottish Enterprise Technology Park; NHS Lanarkshire (inc. University Hospital Hairmyres); South Lanarkshire Council; EK, East Kilbride Shopping Centre; and the Foreign, Commonwealth and Development Office of UK Government.

The town has a range of leisure, hospitality and commercial facilities with retail space at EK, East Kilbride Shopping Centre and Kingsgate Retail Park. Other local amenities include Caldergreen Country Park, Dollan Aqua Centre and The James Hamilton Heritage Park.

Queensway (A726) can be joined around 500m south-east of the subject site and this provides direct A-road access to Glasgow city centre (approx. 12km NW); Junction 5 of the M74 (approx. 9km NE); and Junction 7 of the M8 (approx. 12.5km NE). East Kilbride railway station is around 500m north-west. Regular bus services run from East Kilbride town centre to Glasgow city centre.

Educational facilities within East Kilbride include 3 Secondary Schools and South Lanarkshire College. The site is within the catchment area of the following schools:

- Kirktonholme Primary School (Approx. 1km NW of the subjects)
- Duncanrig Secondary School (Approx. 2km W)
- St Kenneth's Primary School (Approx. 1km NW)
- St Andrew's and St Bride's High School (Approx. 500m E)





# DESCRIPTION

East Kilbride Civic Centre site was opened in 1968 and extends to an area of approx. 1.36 ha (3.36 acres). The complex has an external construction of mainly concrete and glass, and comprises:

- Office / administrative buildings to the south
- Ballerup Hall to the north east
- Former Court accommodation to the north west
- Car Parking to the north and west

## Office Buildings

The properties to the south of the site include a 5-storey rectangular wing and a lower rise structure. The buildings are currently in office / administrative use.

## Ballerup Hall

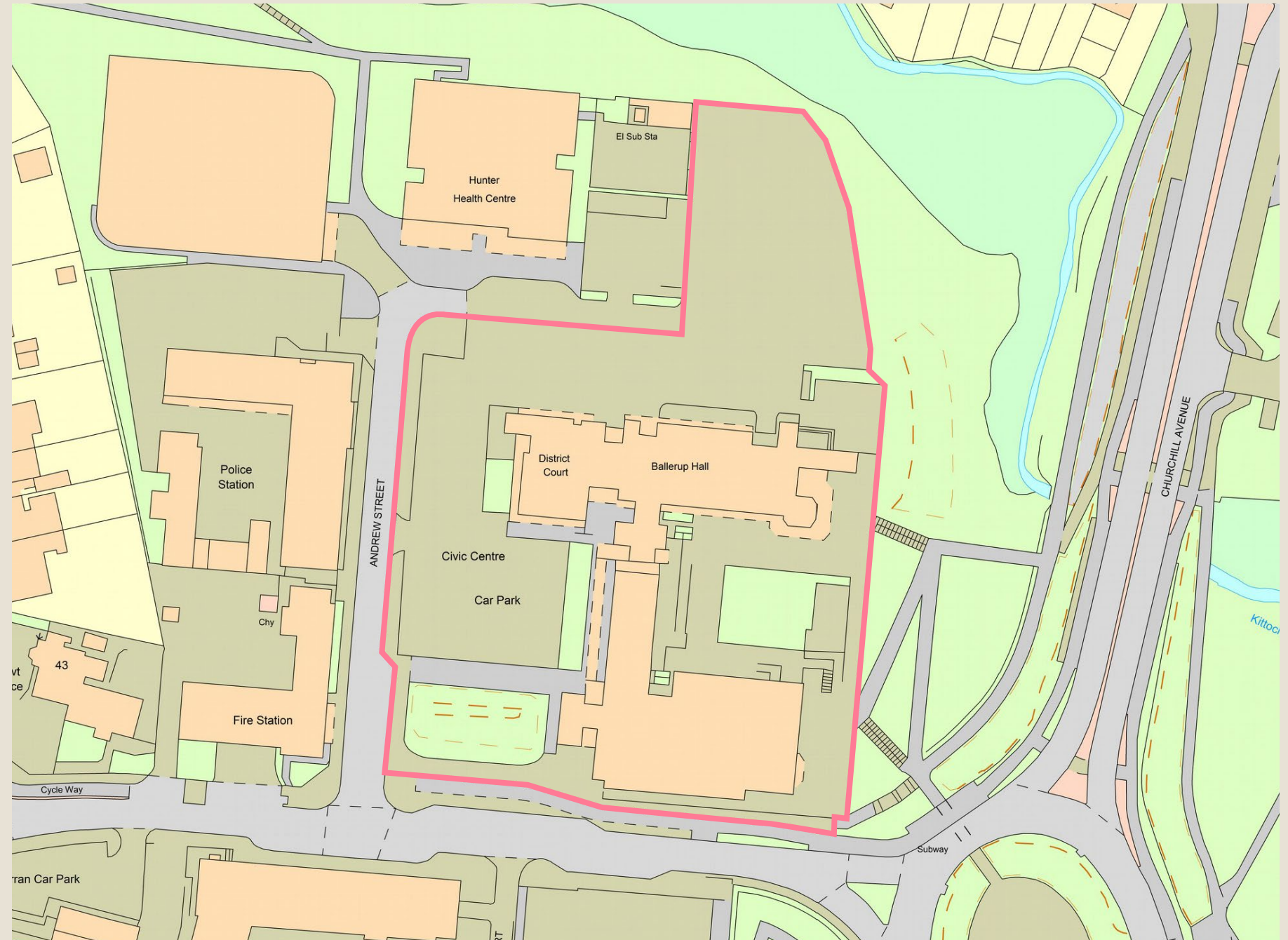
Located to the north east of the Civic Centre, the hall comprises the main hall, kitchen facilities and a bar servery. The main hall extends to approx. 294 sq m and accommodates a range of functions / concerts.

## Former District Court

The 2-storey former court premises (closed 2009) are positioned to the north west of the Civic Centre.

Floorplans and further information are available from the selling agent.

To the north of the site is a landscaped area then residential properties along West Mains Road. To the north west is Hunter Community Health Centre and adjacent car park. To the west is Andrew Street then Police Scotland / Scottish Fire and Rescue Service stations. To the south is Cornwall Street then EK, East Kilbride Shopping Centre. To the east is Churchill Avenue then Lidl supermarket / retirement accommodation.



## PLANNING

**Use Class:** The main office building is currently in Class 4 (Business) Use while Ballerup Hall is in Class 11 (Assembly and Leisure) Use.

**Local Development Plan:** The site is designated under Policies:

- Strategic and Town Centre
- Development Framework Site (East Kilbride Town Centre)
- Priority Greenspace / Green Network

**Strategic and Town Centre:** East Kilbride is designated as a Strategic Town Centre with the following actions highlighted as being needed:

- Support investment to maintain and grow the town centre's role and function
- Redevelopment of public facilities
- Renew / replace / refurbish building fabric.

Policy 9 (Network of Centres and Retailing) notes that 'Within the Strategic and Town Centres listed...a mixture of uses compatible with their role as commercial and community focal points will be supported, including shops, offices, community, civic, health, residential and other uses appropriate to the network of centres.'

**Development Framework Site (East Kilbride Town Centre):**

The subject site forms a minority element of the East Kilbride Town Centre Development Framework Site, whose description comprises:

- Eastward extension of town centre to incorporate Kittoch Field.
- Additional retail floorspace, the scale and nature to be determined through retail assessment.
- Consider options for redevelopment opportunities including the Stuart Hotel site.
- Phased upgrading and redevelopment of existing town centre commercial floorspace.

- Improved pedestrian and vehicular access.
- Ensure green infrastructure provision.
- Energy Statement.
- Investment in drainage infrastructure at Philipshill wastewater treatment works may be required.
- Refer to Policy SDCC6 Renewable Heat and Table 2.1 Renewable Heat – Potential Development Opportunities to use Renewable Heat in Volume 2.

**Priority Greenspace / Green Network:** The landscaped area to the east of the site is designated as Priority Greenspace / Green Network with Policy 13 (Green Network and Greenspace) applicable: 'The loss of any area of priority greenspace, identified on the proposals map, will not be supported. Partial loss will only be favourably considered where it can be demonstrated that...! 6 points are then noted within the LDP (Page 32).

**Conservation Area:** The site is not within a Conservation Area.

**Listing:** There are no Listings within the subject site or adjacent.

**Other Relevant Planning:** East Kilbride Town Centre Masterplan, covering EK, East Kilbride Shopping Centre to the south of the site. South Lanarkshire Council has recently approved a masterplan for the reconfiguration of the large town centre retail facility including:

- Replacement of some retail accommodation, including the Centre West element, with a new residential neighbourhood
- A new civic hub within the centre of the facility
- New hotel and retail accommodation to the east of the Shopping Centre
- Enhanced accessibility between the centre and surrounding areas.

For further information on planning please contact South Lanarkshire Council's planning department: [https://www.southlanarkshire.gov.uk/info/200145/planning\\_and\\_building\\_standards/2045/contact\\_case\\_officer\\_for\\_planning](https://www.southlanarkshire.gov.uk/info/200145/planning_and_building_standards/2045/contact_case_officer_for_planning)



## INVESTMENT PROGRAMME

A number of future investments into East Kilbride are planned / being undertaken:

- City Deal funding for Civic Hub / transport infrastructure works
- New Park & Ride facilities at Hairmyres Railway Station
- Major network rail improvements at East Kilbride Railway Stations
- HMRC's long-term presence
- East Kilbride Community Growth Area investment in Jackton

Further information is available from the selling agent.

## POTENTIAL USES

The site has a range of new build and refurbishment development opportunities for uses including residential; retail; community; institutional; leisure / hospitality; and commercial; subject to obtaining the necessary consents.

## METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the site as a whole is offered for sale.

The seller's preference is for the purchaser to undertake any demolition works but offers subject to the delivery of a cleared site will be considered.

A Process Letter will be provided to interested parties outlining offer requirements.

The owner reserves the right to sell the property without reference to any other party.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.



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## FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information.

Viewings are strictly by appointment only.

A Data Room is also available to interested parties containing:

- Floorplans
- Title Information
- Asbestos Surveys
- Geotechnical Desk Study
- Demolition Quotes

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