

## TO LET - INDUSTRIAL / TRADE COUNTER

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COLVILLES PARK

KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0GZ



### KEY HIGHLIGHTS

- 1,533 to 2,605 sq ft
- Fully refurbished to a high standard
- Generous customer / staff parking
- Neighbouring occupiers include Howdens, Tool Station, Screwfix, Paint Shed, City Plumbing, Wolseley, CEF, Capital Hair & Beauty
- Modern industrial / trade unit available for immediate occupation
- Electric roller shutter with adjacent pedestrian access
- Available on basis of new FRI lease

SUMMARY

|                |                                   |
|----------------|-----------------------------------|
| Available Size | 1,533 to 2,605 sq ft              |
| Rent           | £24,000 - £31,308 per annum       |
| Rateable Value | £15,300<br>Unit 20                |
| Service Charge | £0.58 per sq ft<br>£0.58 per sqft |
| EPC Rating     | Upon enquiry                      |

DESCRIPTION

Modern trade counter / industrial premises of steel portal frame construction clad with modern insulated panels.

Internally provides open-plan accommodation with welfare facilities.

Electric roller shutter access with adjacent pedestrian access door opens out onto generous customer and staff parking

Benefits from 3 phase power, gas fired blower heaters, min eaves of 6 m.

LOCATION

East Kilbride is Scotland's most successful new town with a population of approximately 75,000.

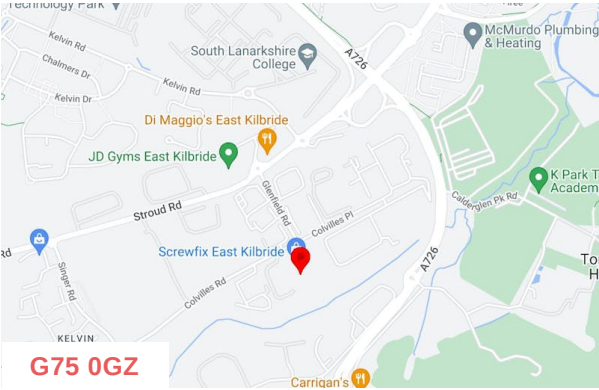
Colvilles Park is East Kilbride's main trade hub located approximately 1.5 miles south-east of the town centre and 12 miles south of Glasgow City Centre.  
Convenient M8 & M74 motorway access is provided.

Neighbouring occupiers include Howdens, Tool Station, Screwfix, Paint Shed, City Plumbing, Wolseley, CEF, Capital Hair & Beauty.

ACCOMMODATION

The accommodation comprises the following areas:

| Name           | sq ft  | sq m     | Rent           | Availability |
|----------------|--------|----------|----------------|--------------|
| Unit - 17      | 1,533  | 142.42   | £17,444 /annum | Coming Soon  |
| Unit - 20      | 2,605  | 242.01   | £30,096 /annum | Available    |
| Unit - 13 & 14 | 3,595  | 333.99   | £40,000 /annum | Available    |
| Unit - 11      | 1,536  | 142.70   | £18,000 /annum | Available    |
| Unit - 9       | 1,535  | 142.61   | £18,000 /annum | Coming Soon  |
| Total          | 10,804 | 1,003.73 |                |              |



VIEWING & FURTHER INFORMATION

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