

TO LET - INDUSTRIAL

ALBION WAY

KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0YN



KEY HIGHLIGHTS

- 2,156 sq ft
- Benefits from front customer / staff entrance
- Generous staff / customer parking
- Central location within East Kilbride's established commercial hub
- Rear loading access onto shared yards
- Eligible for 100% rates relief

SUMMARY

| | |
|----------------|--|
| Available Size | 2,156 sq ft |
| Rent | £17,000 per annum |
| Rates Payable | £5,129.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. |
| Rateable Value | £10,300 |
| Service Charge | £0.37 per sq ft |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

DESCRIPTION

Kelvin Industrial Estate itself consists of a mix of small starter units and larger manufacturing and logistics warehouses. The area as a whole benefits from an excellent tenant mix as a result of the varied accommodation.

Albion Way predominantly comprises single storey light industrial units arranged over 7 terraces.

Each unit is serviced by a pedestrian access door and car parking to the front elevation with vehicle access doors and hard standing yards to the rear within a pleasant landscaped environment.

LOCATION

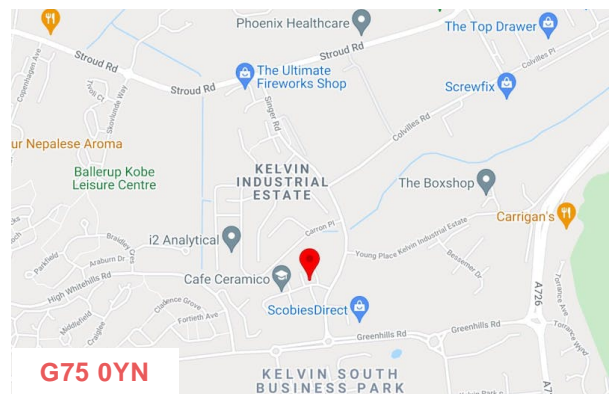
Albion Way is located in the established Kelvin Industrial Estate, some 3 miles south of East Kilbride town centre just off Greenhills Road within the established industrial area of Kelvin Industrial Estate.

Greenhills Road connects to the A726, providing access to the M77 and M74 motorways.

ACCOMMODATION

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Unit - 26 | 2,156 | 200.30 | Available |
| Total | 2,156 | 200.30 | |



VIEWING & FURTHER INFORMATION

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