

TO LET

Industrial Unit

4 Cairn Court, East Kilbride G74 4NB



- Popular Industrial Location
- Excellent Transport Links
- Private Yard & Parking
- Eaves Height 5.5m
- Gross Internal Area 10,003 sq ft (929.31 sq m)

Location

The property is located within Cairn Court, a modern development within Nerston Industrial Estate.

Nerston Industrial Estate is one of East Kilbride's most established industrial and commercial locations which is home to a number of corporate and private companies. The estate is close to East Kilbride Town Centre which provides a variety of retail, leisure and public transport facilities.

East Kilbride lies approximately 10 miles south east of Glasgow City Centre.

The estate is a short distance from the main road links which provide easy access Glasgow City Centre, the M77, as well as the A725 and M74 Motorway.



Description

The subjects comprise a modern, semi-detached industrial unit with the benefit of office accommodation, dedicated car parking and a rear yard area.

The workshop specification includes a concrete floor, gas fired heating and electronic roller shutter access to the rear yard.



Accommodation

We calculate the approximate total available Gross Internal Area as follows:-

Ground Floor: 7,769 sq ft (721.75 sq m)

Mezzanine: 2,234 sq ft (207.56 sq m)

Total: 10,003 sq ft (929.31 sq m)

Energy Performance

The EPC for the property is available on request.

Rateable Value

The premises are entered in the current valuation roll with a Rateable Value of £36,250.

Terms

The property is available on a new Full Repairing and Insuring Lease with terms to be agreed.

VAT

All rent and other costs are quoted exclusive of VAT.

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT and registration dues applicable.

Viewing & Further Information:

Strictly by prior arrangement only with

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