



To Let | 2,117 sq ft – 26,655 sq ft (197 sq m – 2,476 sq m)

Albion Way, Kelvin Industrial Estate

East Kilbride, G75 0YN

m seven
REAL ESTATE



- Fully refurbished in 2013
- Light industrial units from 2,142 sq ft – 26,655 sq ft
- Rear loading access doors
- Central location within East Kilbride's established commercial hub
- Quoting rent is available upon application



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.

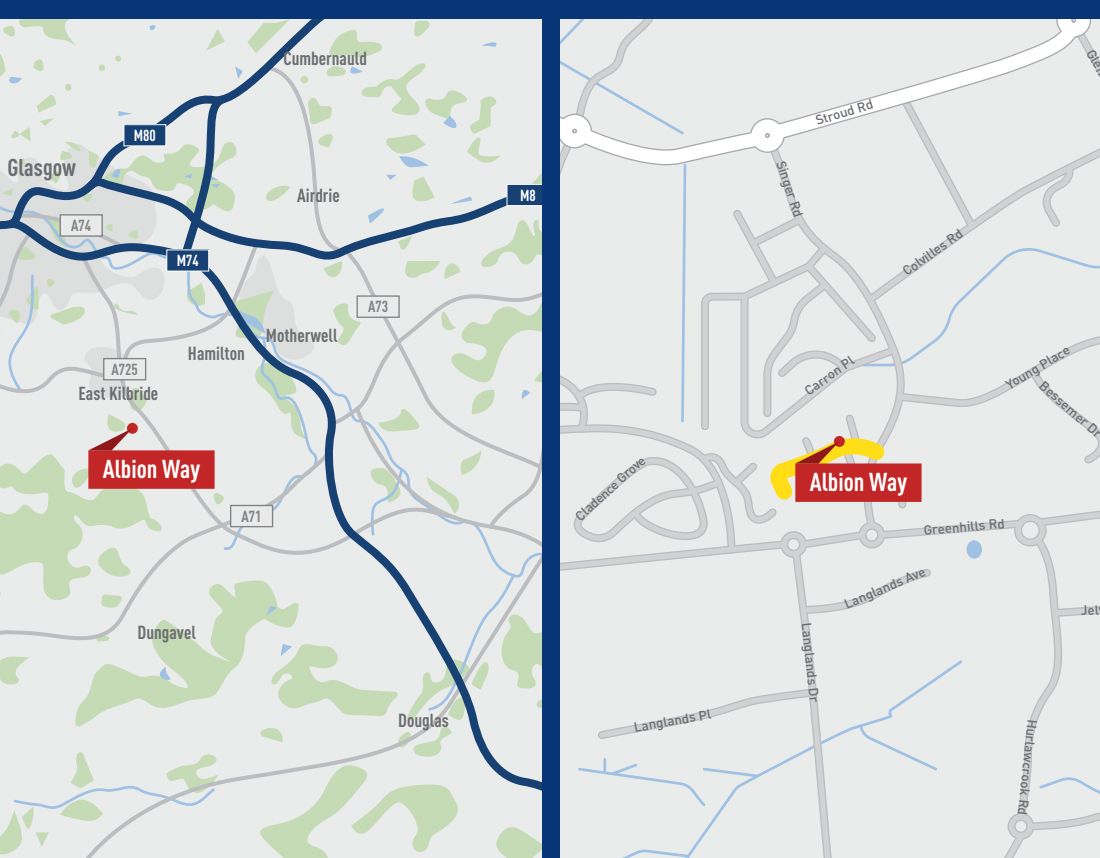
Description

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.

A number of units have recently been refurbished. The refurbishment includes the overcladding of roofs and internal redecoration.



Accommodation

The available units provide, flexible accommodation suitable for a variety of trade, workshop and business uses. Many of the units have benefitted from recent refurbishment:

- 3 phase power supply
- Fluorescent strip lighting
- Minimum eaves height of 3.51m
- Male and female toilet block
- Vehicle access door with a minimum height of 3.39m

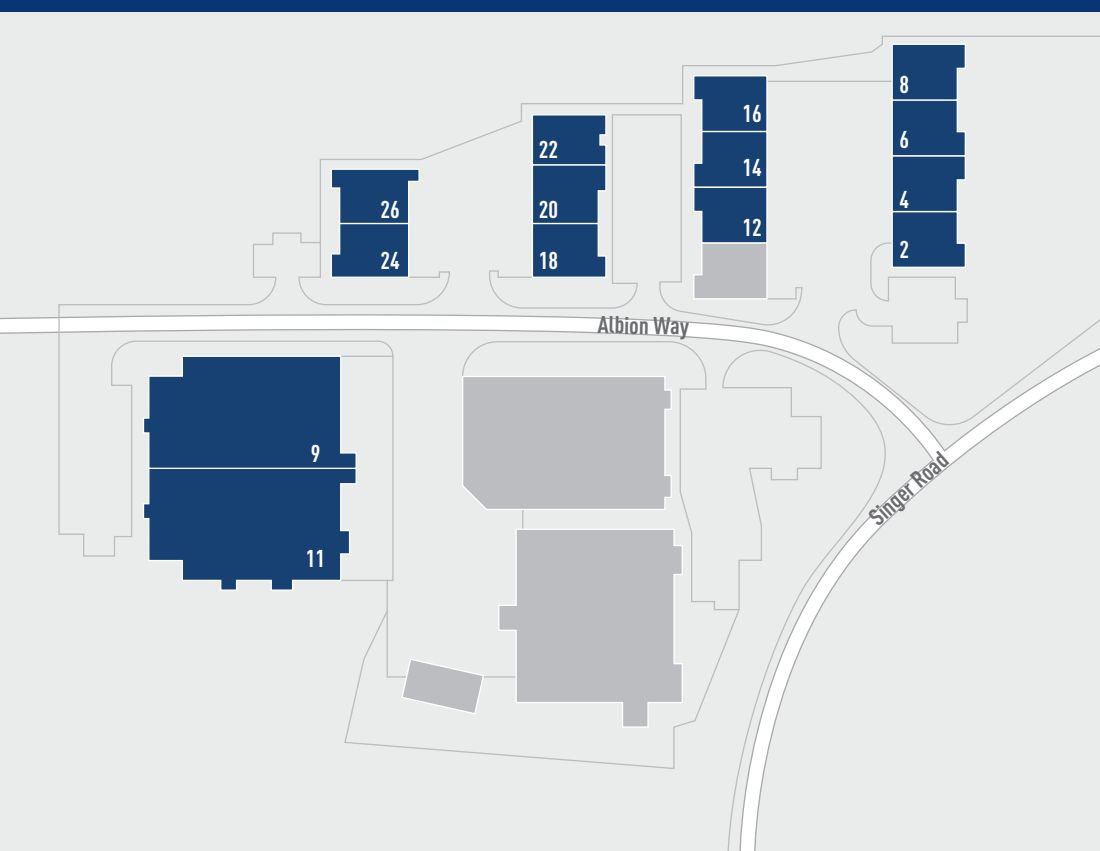
For current availability please contact the letting agents.

Business Rates

All business rates enquiries should be made directly to the Scottish Assessors Association.

Terms

Quoting rent is available upon application from the joint letting agents.



Energy Performance Certificate

An EPC has been prepared for this property and a copy of the certificate is available upon request available upon request.

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs in respect of any transaction.

Further Information

For further information please contact the joint letting agents on:



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