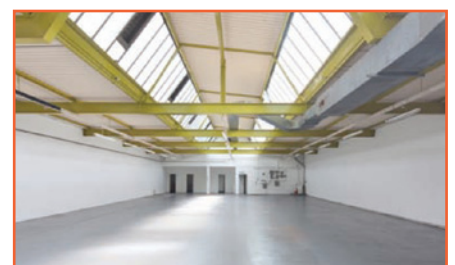


Fairfield Place  
College Milton Industrial Estate  
East Kilbride, G74 5LP

**TO LET**  
INDUSTRIAL UNITS  
WITH OFFICES &  
PRIVATE / SECURE YARDS



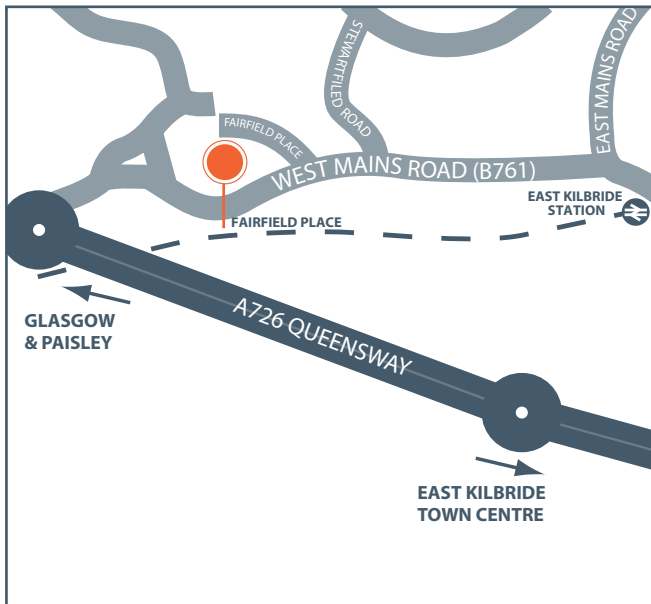
- From 6,274 to 12,684 sq ft (582.87 to 1,178.38 sq m)
- First floor office accommodation
- Private, enclosed yards to rear and separate car parking to front
- 12 ft (3.67 m) clear heights
- 13 ft (4.0 m) high roller shutter doors



# Fairfield Place

## College Milton Industrial Estate

### East Kilbride, G74 5LP



#### LOCATION

East Kilbride is located approximately 12 miles south east of Glasgow city centre and enjoys good transport links to the motorway network with the M74 & M77 only short drives away.

Fairfield Place is located within College Milton Industrial Estate to the east of East Kilbride town centre and can be accessed from West Mains Road.

#### DESCRIPTION

The available accommodation comprises terraced industrial units of steel frame construction with brick walls and insulated profiled metal sheeting and profiled metal roof with a central glazed section providing natural daylight.

Features are as follows:

- Warehouses with 3 phase electricity and 14 ¾ ft (4.5 m) clear heights
- Entrance reception & WCs at ground floor levels
- First floor offices with double glazed windows
- Each unit has a single roller shutter door to rear
- Secure, self-contained yards to rear
- Communal car parking to front

#### ACCOMMODATION

A schedule of availability, including annual rents etc. is attached with this brochure.

#### AVAILABILITY

The units are available to lease on full repairing and insuring lease terms for periods to be agreed with the rents payable quarterly in advance by standing order.

#### ENERGY PERFORMANCE CERTIFICATES

Available upon request.

#### LOCAL AUTHORITY RATES

Details of the properties' Rateable Values are included on the availability schedule and payment of non-domestic property rates and water and sewerage rates is a tenant's responsibility.

#### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction, however, in the usual manner the ingoing tenant will be responsible for any Land & Buildings Transaction Tax and Registration Fees.

#### DATE OF ENTRY

Upon conclusion of legal missives.

#### VAT

All rent and outgoings are subject to VAT.

#### VIEWING

For viewings or further information, please contact:



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M: 07795 426 771



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#### ON THE INSTRUCTIONS OF

## Industrious

space that works for you

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**3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all

**4. VAT:** The VAT position relating to the property may change without notice.

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