

TO LET

Modern Industrial Premises

GIA: From 97.8 – 722.03 SQM
(1,052 – 7,772 SQFT)

Fully Refurbished Industrial
Premises with secure yard

Situated Within Close Proximity To
East Kilbride Town Centre

Available in part or in whole

Rent: from £12,500 p.a (Exc VAT)



[CLICK HERE FOR LOCATION!](#)



1 BURLEY PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5LL

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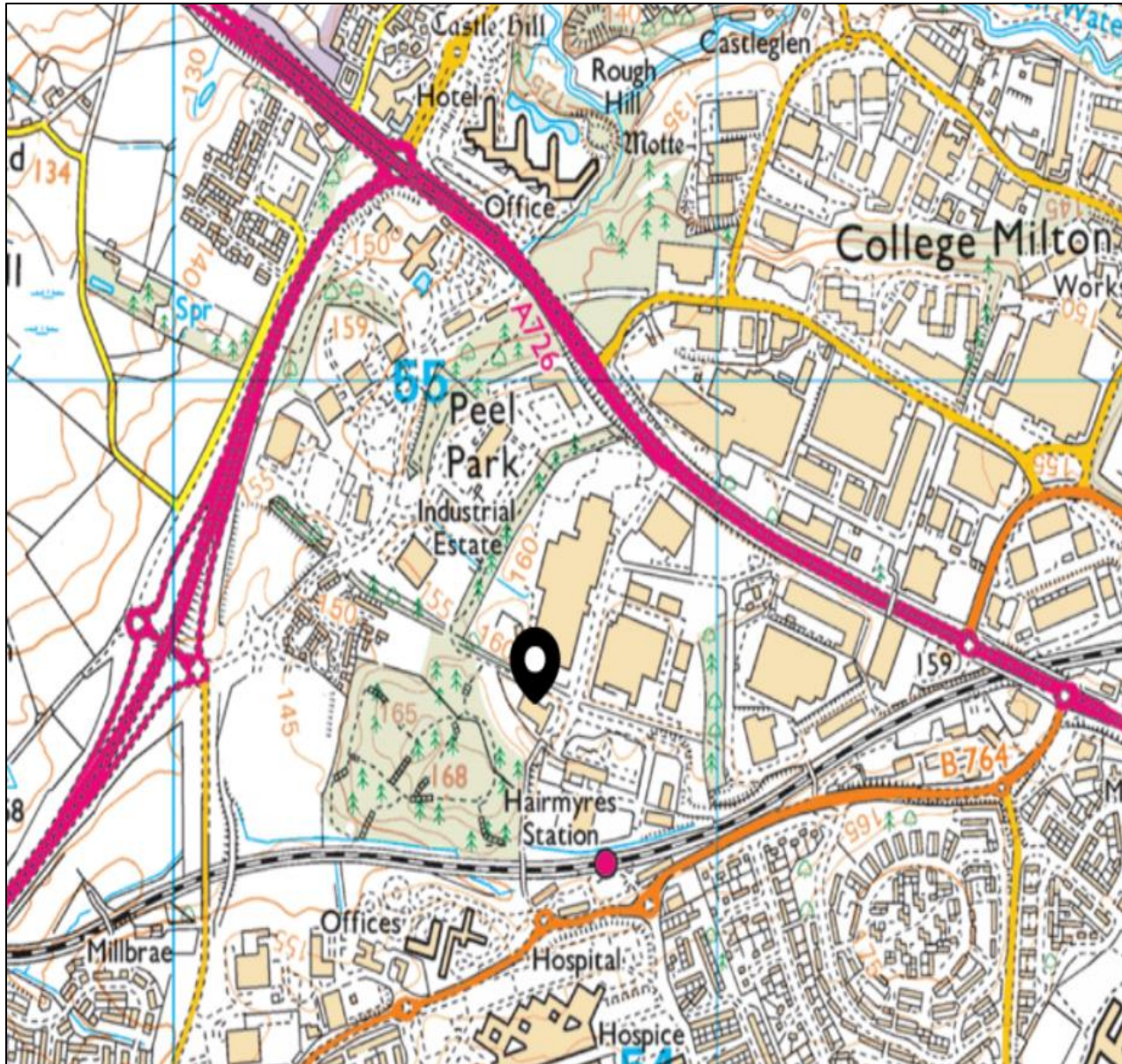
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Location

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The subjects are located within the town of East Kilbride, approximately 10 miles southeast of Glasgow City Centre. The estimated population of East Kilbride is 75,000 people, making it the sixth largest town in Scotland.

The town benefits from excellent road links being approximately 4 miles east of Junction 5 of the M74 Motorway, which leads on to the wider national motorway network. The East Kilbride expressway provides direct access to both the M74 & M77 motorway and is located within close proximity to the subjects.

More specifically, the subjects occupy a prominent pitch on Burley Place which is situated in the heart of College Milton Industrial Estate.

The surrounding area consists of primarily industrial based occupiers with St James Retail Park being located within close proximity to the property.

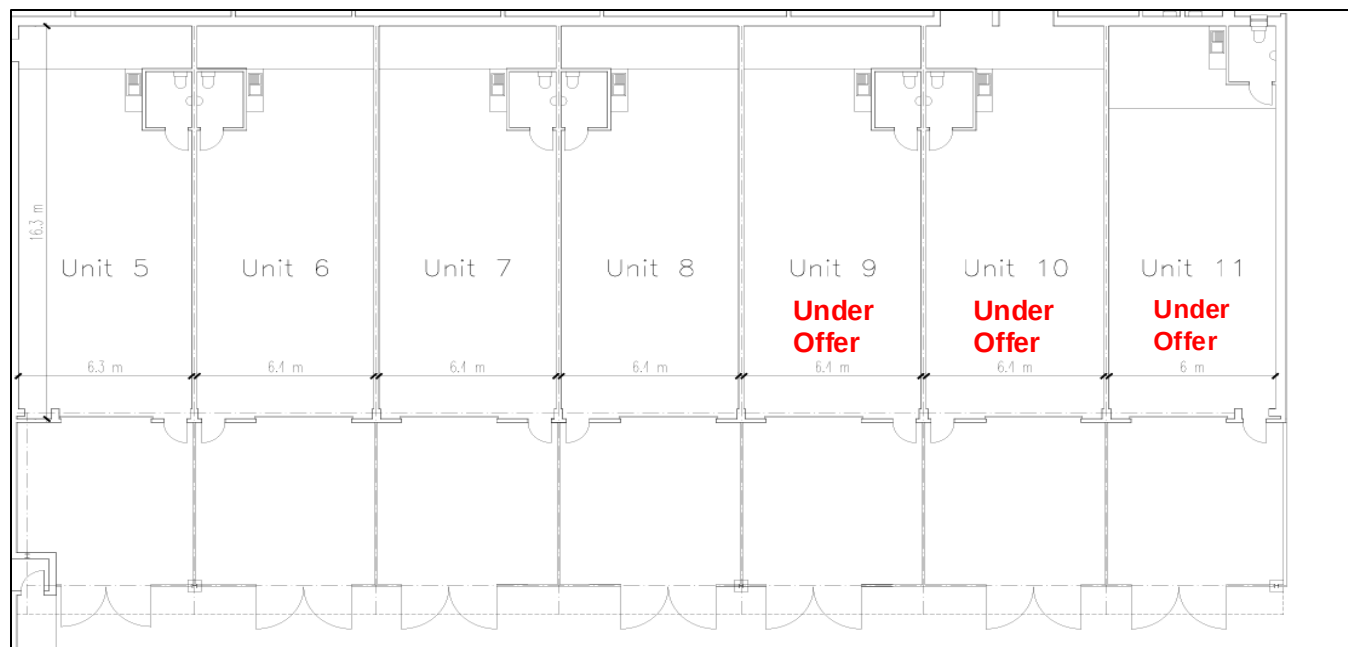


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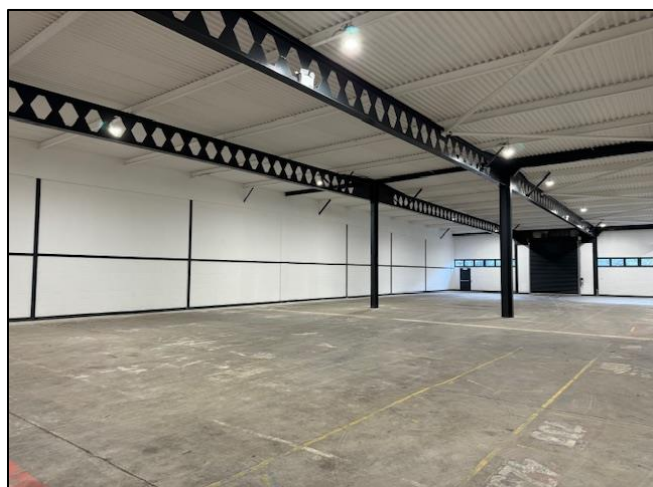


Description

1 BURLEY PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5LL



PROPOSED CONFIGURATION



PROPOSED INTERNAL



PROPOSED EXTERNAL

The subjects form part of a terrace of industrial units within a single storey multi-let block. The subjects are of steel frame construction, surmounted with a pitched profile metal sheet covering.

The subjects are currently under an extensive refurbishment. This includes the subdivision of the property into 7 self contained units ranging from 1,052 sqft to 7,772 sqft.

Internally, the refurbishment includes the installation of a new toilet and kitchen block to the rear of each unit, and LED lighting throughout. The subjects will be presented in 'move in' condition with walls and floors being freshly painted.

Externally, the works will include modern cladding throughout as well as a new electric roller shutter door, and a new steel fire door being installed. Each unit will benefit from their own dedicated yard secured by way of a steel gate. In addition, CCTV will be in place throughout.

Due to the early stages of the refurbishment, incoming tenants may be able to have an input into the refurb, subject to agreed terms.

Images of our client's previous refurbishment works are shown.



ACCOMODATION

Accommodation	SQM	SQFT	RENT (P.A.)
Unit 5	102.69	1,105	£12,500
Unit 6	104.32	1,123	£12,500
Unit 7	104.32	1,123	£12,500
Unit 8	104.32	1,123	£12,500
Unit 9	104.32	1,123	Under Offer
Unit 10	104.23	1,123	Under Offer
Unit 11	97.8	1,052	Under Offer
TOTAL	722.03	7,772	

The above areas have been provided on a Gross Internal Area basis, in accordance with the RICS Code of measuring practice (6th Addition).

The subjects are available in part or in whole.

RENT

The subjects are available from £12,500 p.a (exc VAT) on new FRI lease term of negotiable duration. Further information can be made available upon request.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date November 2024.

RATEABLE VALUE

The subjects will require to be reassessed upon completion of the development. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenants will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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