TO LET - INDUSTRIAL / TRADE COUNTER

WHIN PLACE

NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 3XS

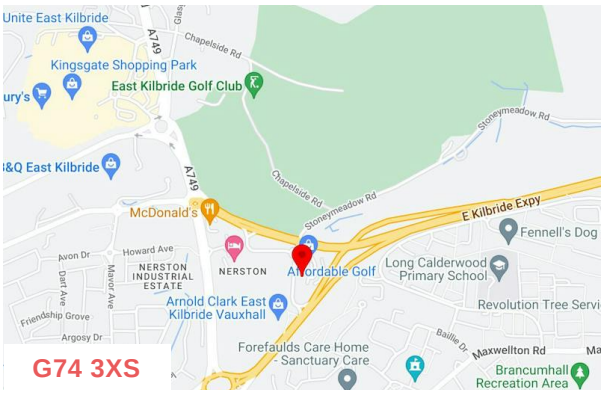


KEY HIGHLIGHTS

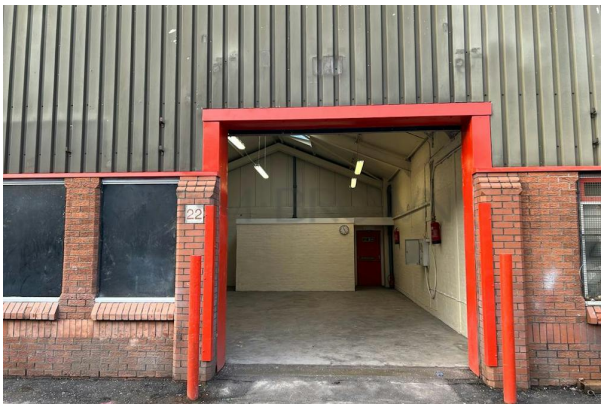
- 2,035 to 2,043 sq ft
- Mid-terraced industrial unit
- Rent - £18,200 PA
- Highly convenient for A725 access that connects with the M74 via the Raith Interchange
- Available from October 2023
- Roller shutter access to the front opening out onto shared yard and customer / staff parking
- Eligible for 100% rates relief
- Neighbouring occupiers include Affordable Golf, Arnold Clark, Phoenix Electrical Wholesale

SUMMARY

Available Size	2,035 to 2,043 sq ft
Rent	£18,200 per annum
Rates Payable	£4,631.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£9,300
Service Charge	£0.65 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Whin Place comprises two terraces of industrial / trade counter units with vehicle and pedestrian access off the front elevation opening out onto generous parking / shared yards. The units are of steel portal frame construction surmounted by pitched roofs clad with roof lights.

LOCATION

East Kilbride is Scotland's most successful new town situated approximately 8 miles south of Glasgow City Centre. More specifically the subjects are situated at Whin Place within the Nerston Industrial Estate of East Kilbride which sits just 2.5 miles north of the town centre. Immediate access and egress to the A725 East Kilbride Expressway is provided that connects with the M74 a short distance north via the Raith Interchange. The Southern Orbital is also situated nearby that connects with the M77 to the west.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 12	2,035	189.06	Under Offer
Unit - 18	2,043	189.80	Available
Unit - 6	2,013	187.01	Under Offer
Total	**6,091**	**565.87**	

VIEWING & FURTHER INFORMATION

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