TO LET - INDUSTRIAL

1 BURLEY PLACE, BURLEY BUSINESS PARK

COLLEGE MILTON, EAST KILBRIDE, G74 5LL

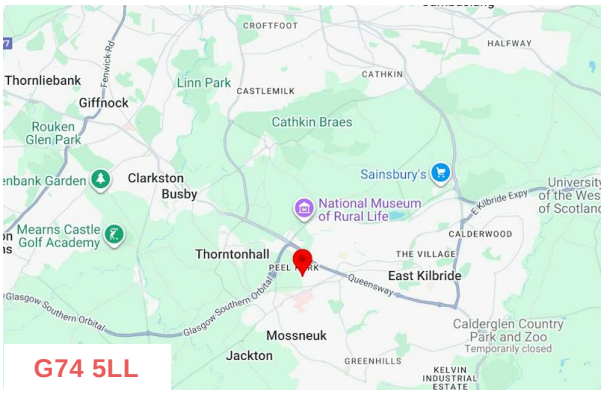


KEY HIGHLIGHTS

- 1,105 sq ft
- Situated Within Close Proximity to East Kilbride town centre
- Eligible for 100% rates relief
- Communal CCTV system in place
- Units available individually or combined
- Rent - £13,500 pa + VAT per unit
- Available from Oct 2025

SUMMARY

Available Size	1,105 sq ft
Rent	£13,500 per annum
Business Rates	The subjects will require to be reassessed upon completion of the development, however, it is anticipated that they will be eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Applicable
EPC Rating	Upon enquiry



DESCRIPTION

Modern self-contained light industrial units under full refurbishment.

Comprises 7 x light industrial units available separately or combined to satisfy larger requirements.

Each unit will benefit from dedicated secure yard to the front, electric shutter with pedestrian door.

Internally will be fully redecorated internally, new toilet and kitchen block, LED lighting throughout.

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







LOCATION

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.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5	1,105	102.66	Under Offer
Unit - 6	1,123	104.33	Let
Unit - 7	1,123	104.33	Under Offer
Unit - 8	1,123	104.33	Under Offer
Unit - 9	1,123	104.33	Under Offer
Unit - 10	1,123	104.33	Under Offer
Unit - 11	1,052	97.73	Let
Total	**7,772**	**722.04**	

VIEWING & FURTHER INFORMATION

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