TO LET - INDUSTRIAL / OFFICE

1 REDWOOD COURT

PEEL PARK, EAST KILBRIDE, G74 5PF

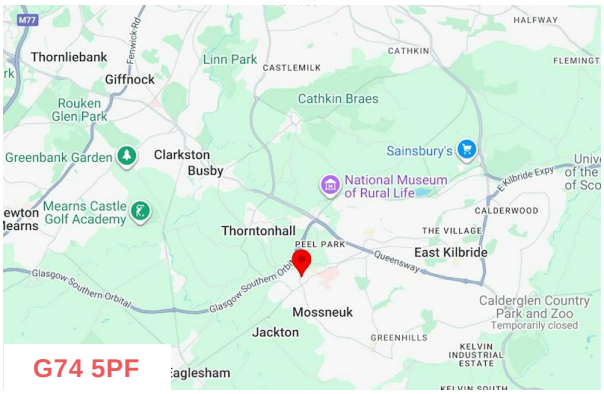


KEY HIGHLIGHTS

- 6,000 to 12,865 sq ft
- Situated next to Hairmyres Train Station
- Available as a single unit or can be split from 6,000 sq ft upwards
- Benefits from high volumes of passing traffic
- Highly prominent standalone commercial premises with parking
- Currently set up as lab / office / storage space
- Suitable for a variety of alternative uses, subject to planning, including dentist, vets, gym, showroom, pilates and yoga studio etc
- Next to popular residential areas of East Kilbride & Jackton

SUMMARY

Available Size	6,000 to 12,865 sq ft
Rent	£8 - £10 per sq ft
Rates Payable	£26,643 per annum
Rateable Value	£53,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Highly prominent standalone commercial premises of steel portal frame construction with clad insulated panel roof and extensive glazed frontage onto Redwood Drive.

Vehicular and pedestrian access is via the rear yard where parking is provided, additional parking can be found to the front of the premises as well as on-street.

Internally the property is currently set up as lab / office / storage space with predominantly open-plan accommodation complete with meeting rooms, tea-preps and WCs.

The clear internal eaves height is 4m.

Mains supplies to gas, water and 3 x phase power are provided.

LOCATION

East Kilbride is Scotland's most successful 'New Town' with a population of over 76,000 persons and is located just 9 miles south of Glasgow City Centre.

More specifically the subjects are located within the Peel Park are of East Kilbride next to Hairmyres and Jackton where there are a further 850 new homes in the pipeline.

The nearby Glasgow Southern Orbital Road connects with the M77 a short distance west.

Hairmyres Railway Station is situated next to the subjects where services to Glasgow Central are provided

Nearby occupiers include Richmond Packaging, Mentholatum, Target Health Care, Lidl, Redwood Nursery and Dickie & Moore.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	12,865	1,195.20	Under Offer
Total	**12,865**	**1,195.20**	

PLANNING

Benefits from Class 4, 5, 6 consent and may be suitable for a variety of alternative uses, subject to planning, including dentist, vets, gym, showroom, pilates and yoga studio etc.

VIEWING & FURTHER INFORMATION

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