TO LET - INDUSTRIAL

7 FAIRFIELD PLACE

COLLEGE MILTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 5LP

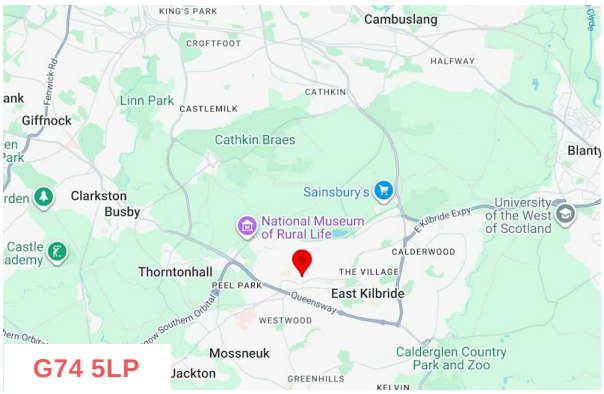


KEY HIGHLIGHTS

- 6,342 sq ft
- Provides excellent industrial space with refurbished office space
- Secure yard to rear
- Located within a prominent position within the popular College Milton Ind Est
- Eaves height of 3.67M

SUMMARY

Available Size	6,342 sq ft
Rent	£41,223 per annum
Rates Payable	£11,952 per annum
Rateable Value	£24,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

Prominent end-terraced industrial unit of steel portal frame construction.

Personnel/staff entrances to front with generous communal parking to the front.

Internally provides bright open-plan warehouse with LED lights throughout, with newly installed Kitchen/canteen area and comms room.

Secure yard area to the rear via vehicle access doors.

First floor offices provided to the front with double-glazed windows units.

WC facilities provided at ground floor level.

3 phase power, gas and water connections provided.







LOCATION

East Kilbride is Scotland's most successful new town just 12 miles south-east of Glasgow and is situated within the South Lanarkshire Local Authority Region.

The College Milton Industrial Estate is situated a short distance west of East Kilbride town centre benefitting from convenient access to the A725 that connects with the M74 beyond as well as the Glasgow Southern Orbital Road that connects with the M77.

East Kilbride Railway Station is located 1 mile east where regular services to Glasgow Central Station are provided.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 7	6,342	589.19	Available
Total	**6,342**	**589.19**	

VIEWING & FURTHER INFORMATION

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