TO LET - INDUSTRIAL

6 CAIRN COURT

EAST KILBRIDE, G74 4NB

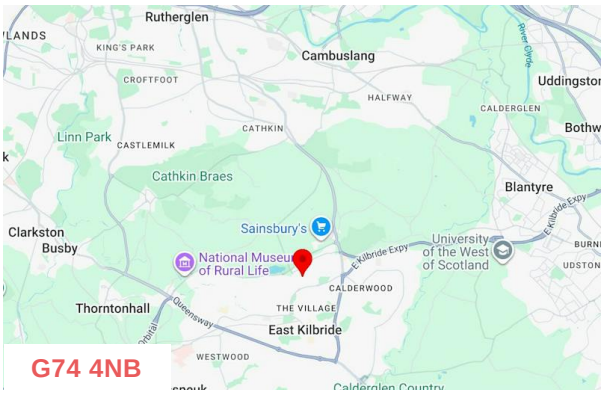


KEY HIGHLIGHTS

- 7,320 sq ft
- Eaves height of 4.82m Rising to 7.11m at pitch
- Well kept/presentable estate, suitable for office/industrial use
- Situated within the established industrial location within Nerston Industrial Estate
- Shared yard to the rear of the premises

SUMMARY

Available Size	7,320 sq ft
Rent	£51,240 per annum
Rates Payable	£22,126 per annum
Rateable Value	£46,000
VAT	Applicable
EPC Rating	Upon enquiry



DESCRIPTION

The property comprises a single story semi-detached industrial unit extending to 7,320 sq ft.

The accommodation provides a practical combination of industrial warehouse space together with recently refurbished office accommodation, tea prep and WC's, making the property suitable for a variety of occupiers including industrial, trade counter, storage, distribution and service-related businesses.

LOCATION

Unit 6 occupies a prominent position within Cairn Court, Nerston Industrial Estate, one of East Kilbride's established industrial and commercial locations.

Nerston is strategically positioned approximately 1 mile to the north-east of East Kilbride town centre and around 10 miles south-east of Glasgow City Centre. The location provides an established business environment with a range of industrial, trade and commercial occupiers in the surrounding area.

The property benefits from excellent road connectivity, with immediate access to the A725 East Kilbride Expressway, providing a direct connection towards the wider motorway network. The A725 links East Kilbride with the M74 Junction 5 (Raith) and provides onward access towards the M8, M73 and central Scotland motorway network.

East Kilbride Railway Station is within convenient reach of the property and provides regular services to Glasgow Central.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,591	147.81	Available
Ground - Floor Warehouse	5,729	532.24	Available
Total	**7,320**	**680.05**	







VIEWING & FURTHER INFORMATION

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

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