TO LET - INDUSTRIAL / TRADE COUNTER

CARRON PLACE

KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0YL



KEY HIGHLIGHTS

- 1,017 to 4,295 sq ft
- Offer front personell / office entrance
- Majority of units eligible for 100% rates relief
- Available for immediate occupation.
- Rear loading access onto shared service yards

SUMMARY

Available Size	1,017 to 4,295 sq ft
Rent	£11,000 - £32,500 per annum
Business Rates	Some units are eligible for 100% rates relief under Small Business Bonus Scheme.
Service Charge	£0.50 per sq ft increase in service charge to cover cost of resurfacing
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry









DESCRIPTION

Carron Place comprises a 40 industrial unit estate offering units of c1,000 - 2,000 sq ft, with some capable of being combined to satisfy larger requirements. Generally the warehouse areas are accessed to the rear by roller shutter doors with separate pedestrian access to the front. The units either benefit from an exclusive secure yard or generous communal yard space. Ample car parking is available on site.

LOCATION

Carron Place is situated within the popular and prominent Kelvin Industrial Estate in East Kilbride, benefitting from convenient access to both the M8 and M74 motorways. The estate is located approximately 1.5 miles south-east of the town centre and 12 miles south of Glasgow City Centre.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - 4	2,177	202.25	£17,401 /annum	Available
Unit - 13	1,017	94.48	£11,358 /annum	Let
Unit - 24/26	4,295	399.02	£32,347 /annum	Let
Unit - 28	2,131	197.98	£16,028 /annum Under refurbishment. Rent upon application	Available
Unit - 59	2,134	198.26	£17,541 /annum	Available
Unit - 67	2,144	199.18	£17,623 /annum	Let
Unit - 79	2,131	197.98	£17,517 /annum	Under Offer
Total	**16,029**	**1,489.15**		



VIEWING & FURTHER INFORMATION

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