Unit 9 Cairn Court

NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4NB

To Let - Refurbished Industrial / Distribution Unit

11,280 sq ft (1,047.95 sq m)

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KEY HIGHLIGHTS

- 1x Electric Sectional Doors
- High quality office accommodation
- On-site car parking
- 5.5m Eaves rising to 7.7m
- Communal service yard

LOCATION

Cairn Court is a modern development located within Nerston Industrial Estate. East Kilbride lies approximately 10 miles to the south east of Glasgow city centre.

Cairn Court is around 1 mile south-east of East Kilbride town centre and a short walk from East Kilbride railway station. Nearby amenities include an Aldi supermarket and Kingsgate Retail Park.

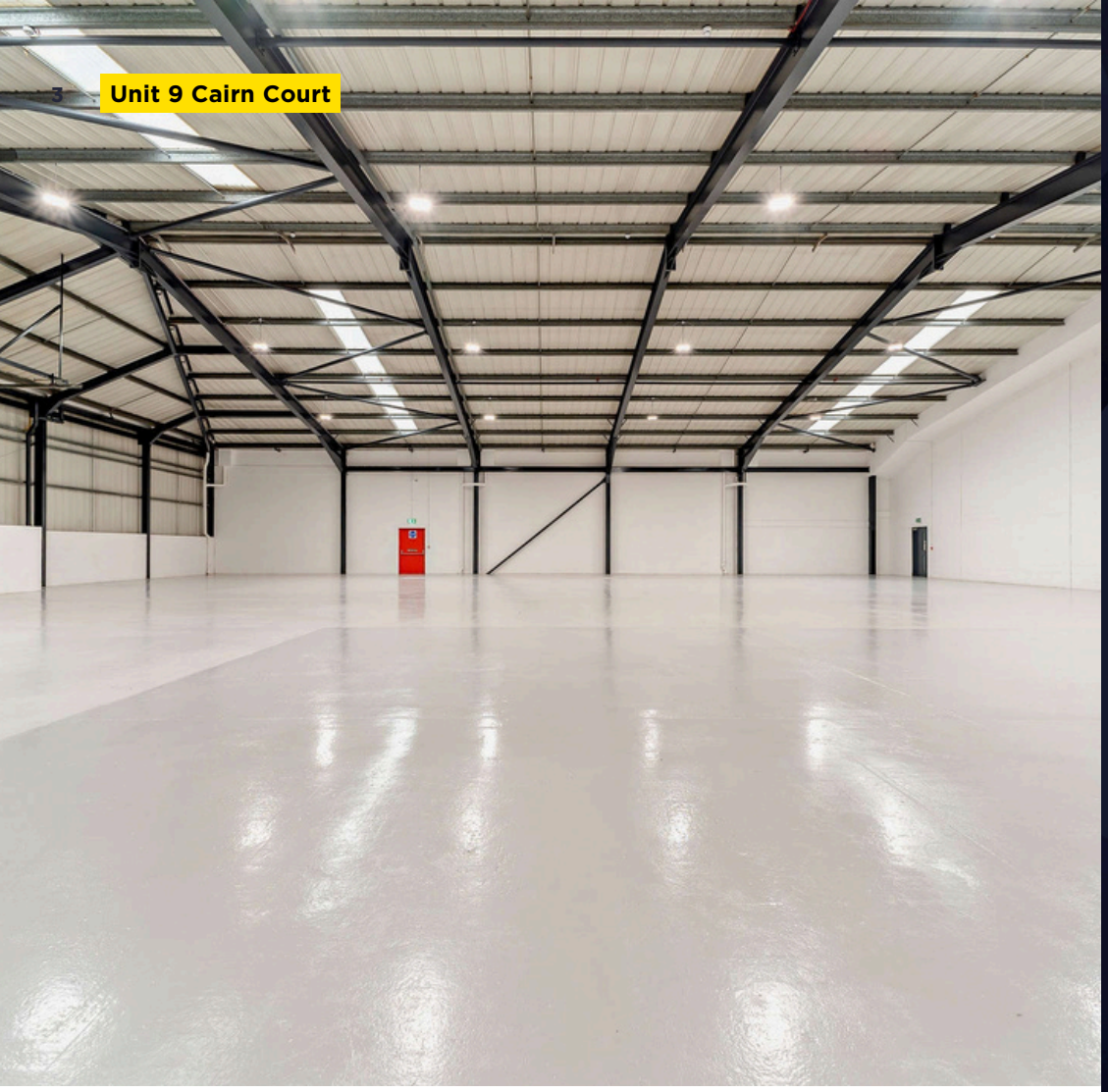
The estate is a short distance from the main road links, which provide easy access to Glasgow and, via the A725 (East Kilbride Expressway), to the M74 and M8 motorways with Raith Interchange (J5, M74) around 10 miles / 6miles drive away. The M77 motorway is also within close reach via the A726 (Glasgow Southern Orbital).

DESCRIPTION

Unit 9 Cairn Court comprises a steel portal frame construction with pitched roofs incorporating translucent light panels, and with facing brick and metal clad exteriors.

The specification of Unit 9 is as follows:

- Internal heights from approx. 5.5 m rising to 7.7 m at apex
- Refurbished warehouse space including LED lighting
- Electric sectional door
- Three phase electricity supply
- Newly decorated office accommodation, carpeted and with new suspended ceilings, LED lighting and gas central heating radiators.



ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Unit 9	11,280	1,047.95

LEASE TERMS

The property is available on a new Full Repairing & Insuring (FRI) lease term.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC certificate available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £56,500 (April 2026).

CONTACT

For further information please contact the letting agents on:

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