Ryden

TO LET / FOR SALE

INDUSTRIAL FACILITY WITHIN SECURE COMPOUND

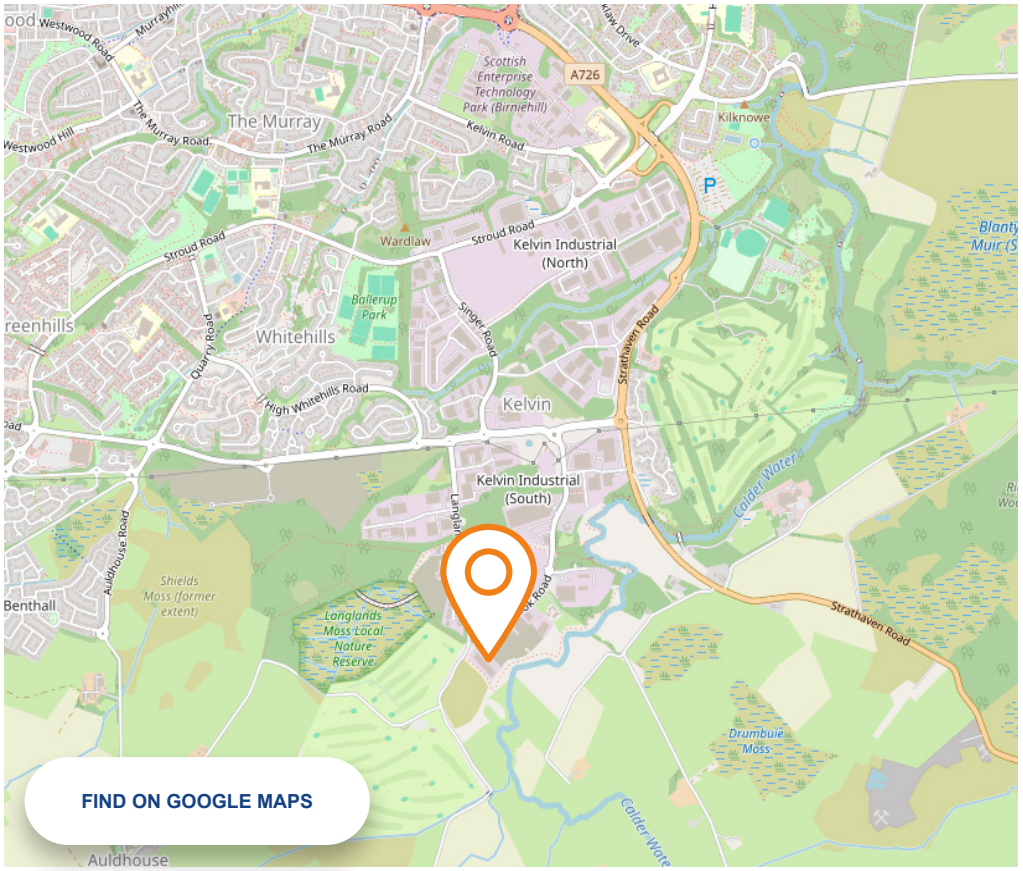
32,932 SQ FT (3,060 SQ M)



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HURLAWCROOK ROAD
EAST KILBRIDE
G75 0ZZ

- MODERN INDUSTRIAL FACILITY
- RARELY AVAILABLE
- WORKSHOP AND OFFICE ACCOMMODATION
- CONCRETE YARD AND DEDICATED PARKING
- OWNER OCCUPIER OR INVESTMENT OPPORTUNITY
- 20T OVERHEAD CRANE





LOCATION

East Kilbride is located approximately 9 miles south-east of Glasgow and is the largest town in South Lanarkshire, and the sixth-largest overall in Scotland, with a population of approximately 76,000 people.

The subject property is on Hurlawcrook Road which is situated in the Kelvin Industrial Estate, one East Kilbride's well established industrial estates. Located approximately 12 miles south of Glasgow City Centre, the area is an established commercial location and a popular area for businesses.

Motorway network access is gained via the two main dual carriageways in the town, A726 (East Kilbride Expressway) and A725, which provide quick access to the M74, M8, and M77 motorways. Notable occupiers in the surrounding area include Sainsburys Distribution Centre, Re-Store, Glencairn Crystal and Corney and Barrow.

DESCRIPTION

The subjects comprise a substantial modern industrial facility within a secure compound with a large concrete surfaced yard.

Internally, the building provides a generous office, canteen and staff welfare area, two large workshop/warehouses and a smaller storage or workshop area.

The subjects benefit from 3-phase electricity, mains water and gas supply.

The rear high bay warehouse benefits from a 20 tonne overhead crane.

Most recently occupied by an engineering company, the subjects would be suitable for a variety of uses including manufacturing, storage & distribution or continued engineering use, among others. There is a substation located within the site therefore there is potential for increased power capacity subject to requirements.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
OFFICES & STAFF WELFARE	309.43	3,330
FRONT WAREHOUSE	1,012.03	10,893
STORE	280.61	3,020
REAR WAREHOUSE	1,457.57	15,689
TOTAL	**3,059.64**	**32,932**

EAVES HEIGHT	MIN (M)	MAX (M)
FRONT WAREHOUSE	5.1	6.3
STORE	5.5	6.7
REAR WAREHOUSE	9	10.2

TERMS

The subjects are available by way of a new FRI lease for a term to be agreed.

Alternatively, our client is seeking offers for the Heritable (Freehold) Interest

RENT / PRICE

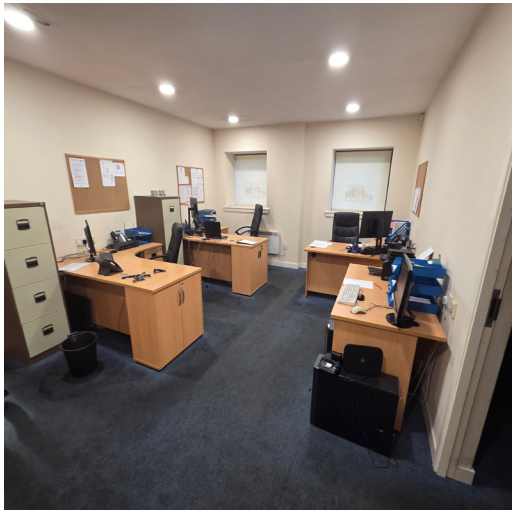
On application.

EPC

Available upon request.




KONECRANES






e-Tooling

RATEABLE VALUE

The subjects are entered into the valuation roll as having a Rateable Value of £278,000. The purchaser will be responsible for all local authority rates and charges levied as a result of their occupation.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant/purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant/ purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.









GET IN TOUCH

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HURLAWCROOK ROAD
EAST KILBRIDE
G75 0QH