TO LET

Prominent Industrial Premises

GIA: 2,842.81 SQM (30,600 SQFT)

High Quality Detached Industrial Unit

Prime Industrial Location

Benefits From Attractive Blend of Warehouse and Office Space

Prominent Building With High Quality Secured Yard Space

Excellent Connectivity To M74 And M8 Motorway Networks

Rent: Upon Application

CLICK HERE FOR VIRTUAL TOUR!

6-8 GLENFIELD ROAD, KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0RA

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SHEPHERD COMMERCIAL

Location

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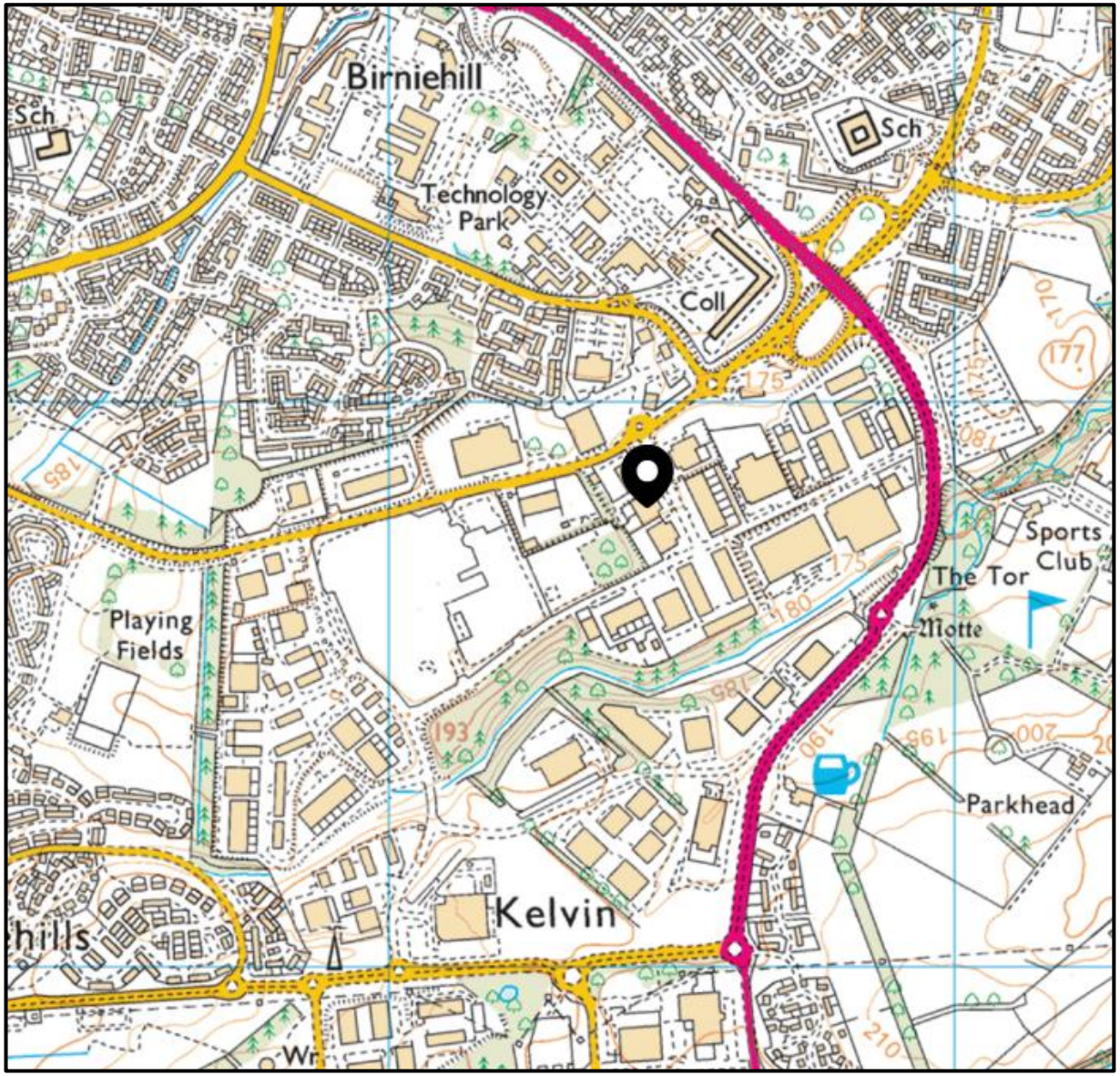

The subjects are located within the town of East Kilbride approximately 10 miles southeast of Glasgow City Centre, forming part of South Lanarkshire's council district.

East Kilbride benefits from excellent road links being approximately 4 miles east of Junction 5 of the M74 Motorway, leading on to the wider national motorway network. The East Kilbride expressway provides direct access to both the M74 and M77 motorway networks and is located within close proximity to the subjects.

More specifically, the subjects occupy a prominent position on the northern periphery of Kelvin Industrial Estate which acts as one of East Kilbride's premier industrial estate. The estate hosts a range of local and national occupiers, including Screwfix, Howdens and City Plumbing, all of which are situated within Colvilles Park, the estate's primary trade counter hub.

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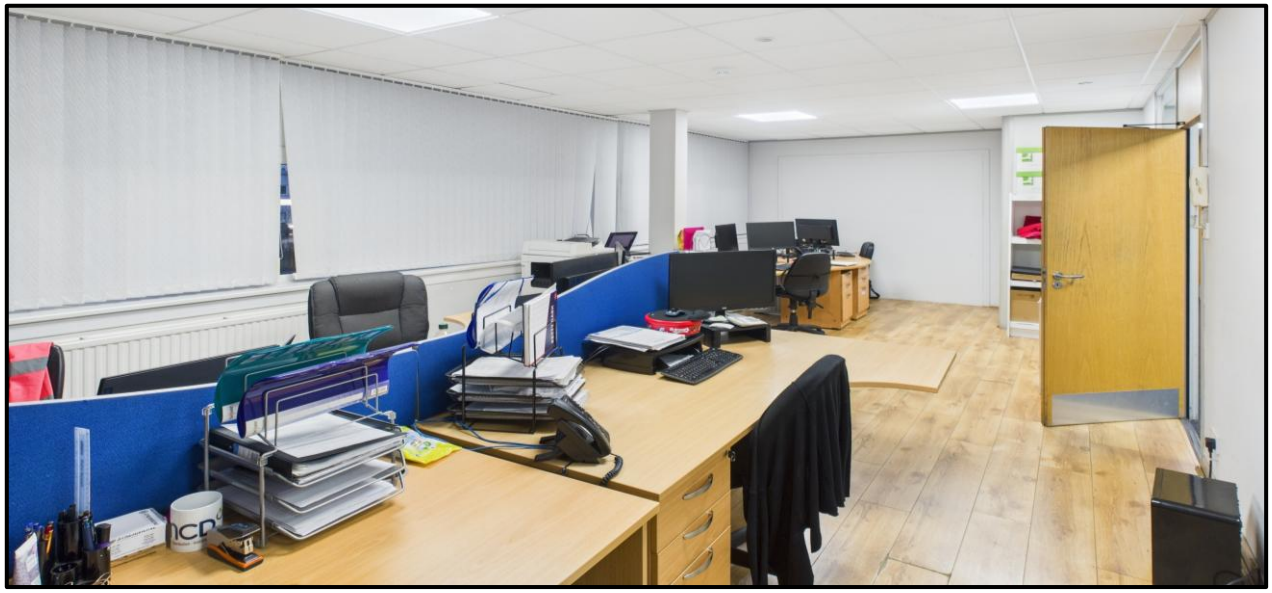
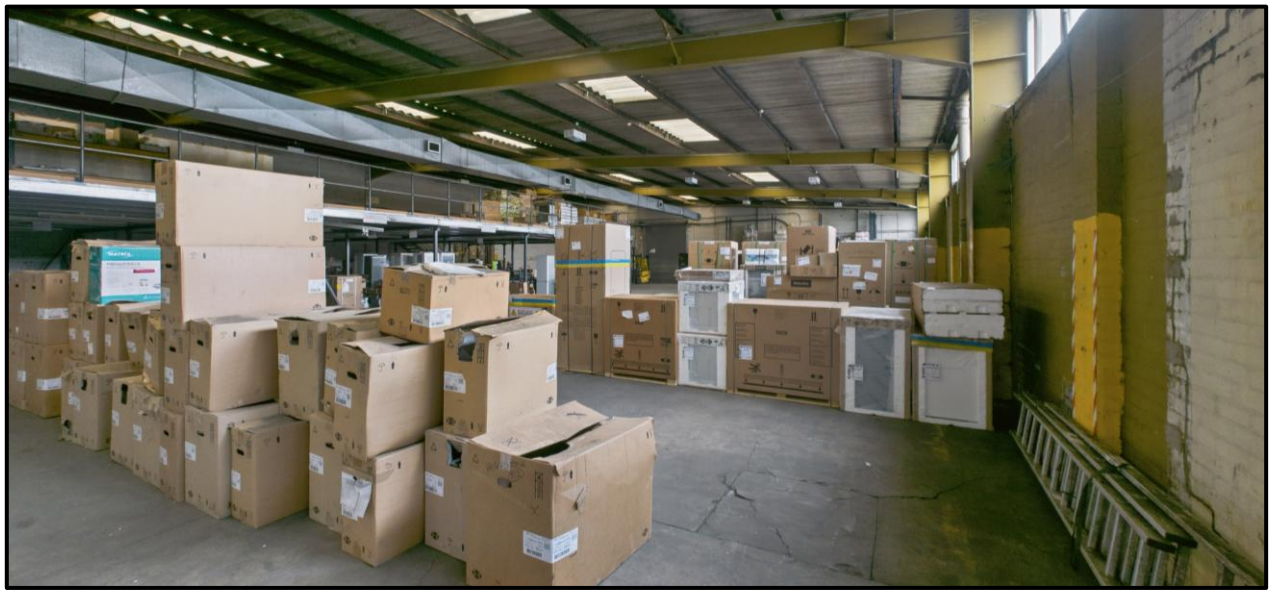
CLICK HERE FOR LOCATION

Description





The subjects comprise a standalone industrial premises of steel portal frame construction, benefitting from a dedicated pedestrian and vehicular access via Glenfield Road.

Internally, the premises is currently fit out in accordance with the existing occupier's use. To the front, there is a ground floor showroom with office accommodation situated at first-floor level. The office has recently been refurbished and now benefits from carpeted flooring and a suspended tiled ceiling incorporating LED lighting throughout.

The warehouse is located to the rear of the property and comprises solid concrete flooring, supplemented by a combination of translucent roof panels and LED lighting. The unit provides an eaves height of approximately 3.34m and is served by multiple electric roller shutter doors to both the front and rear elevations. A mezzanine level also offers additional storage capacity.

The premises further benefit from a large secure yard, accessed via a shared road between the subjects and the neighbouring property. The yard is secured by steel fencing and accessed through secure steel gates. In addition, there is car parking to the front of the property, suitable for both staff and customers.

ACCOMMODATION

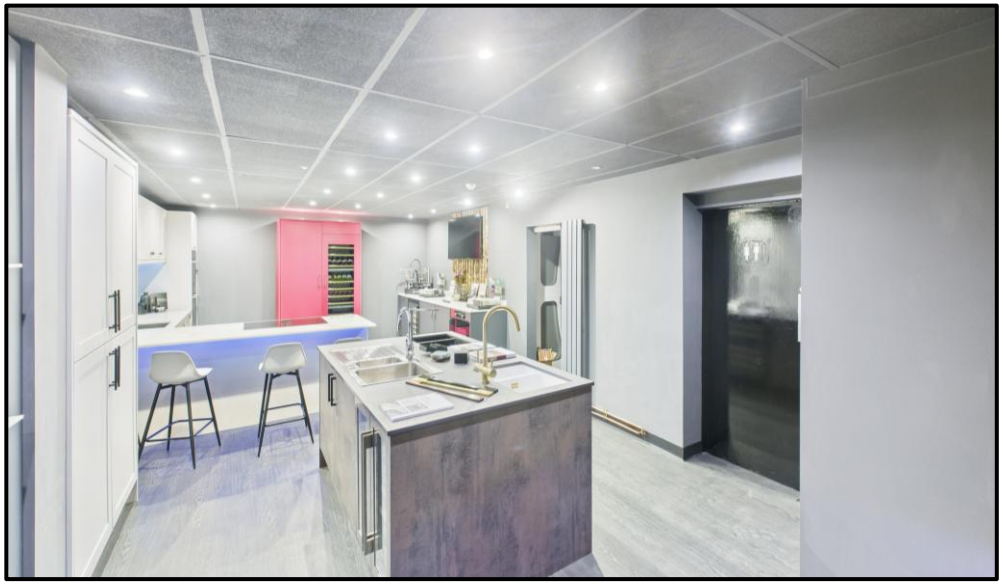
Accommodation	SQM	SQFT
Industrial Unit	2,842.81	30,600
TOTAL	**2,842.81**	**30,600**

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

We have measured to the site to be approximately 0.42 hectares (1.03 acres) in accordance with Promaps.

Photographs

6-8 GLENFIELD ROAD, KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0RA



Boundary Lines Are For Indicitive Purposes Only

The Detail

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RENT

Upon Application

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £74,500. The Rate Poundage applied to values between £50,000 and £100,000 in the period 2026/27 is 53.5p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Revised: April 2026.

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