TO LET

Industrial Premises

GIA: 177.98 SQM (1,915 SQFT)

High Quality Industrial Unit

Recently Undergone Extensive Refurbishment

Located Within a Well-Established Industrial Location

Close Proximity To M74 Motorway and Scotland's Wider Motorway Network

Rent: OIEO: £14,000 per annum (NO VAT)



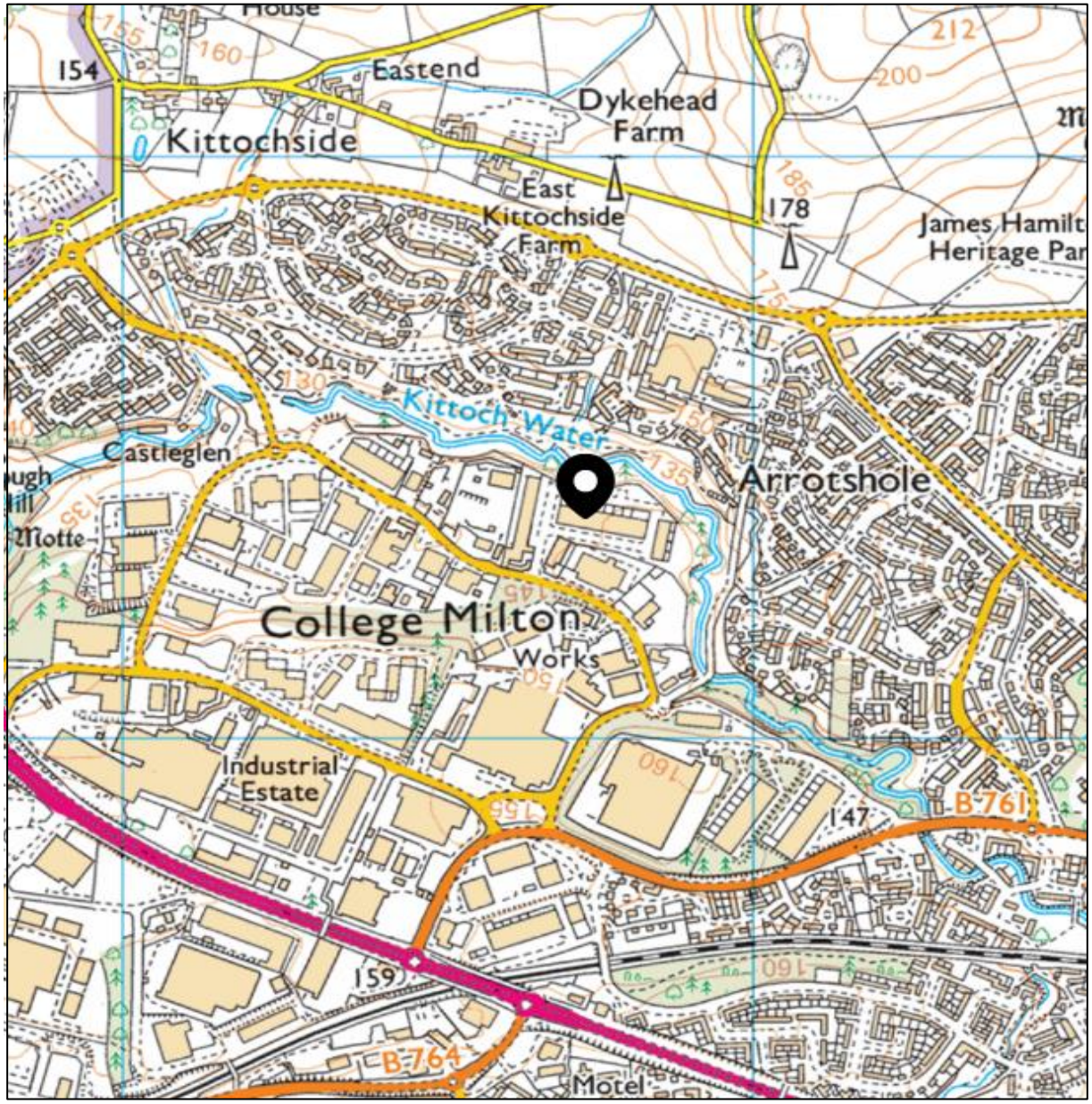
CLICK HERE FOR VIRTUAL TOUR!

59 JAMES WATT PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5HG

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SHEPHERD COMMERCIAL

Location



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, which leads to the wider national motorway network. Hairmyres Train Station, located approximately 0.3 miles from the subjects, offers frequent services to Glasgow Central Station.

East Kilbride has recently undergone significant investment, with the East Kilbride to Glasgow Central train line being part of a major £144 million investment which was complete in December 2025. The improvements include the introduction of modern electric trains and newly accessible stations at Hairmyres and East Kilbride.

More specifically, the subjects occupy a prominent position on James Watt Place, held within College Milton Industrial Estate which acts as one of East Kilbride's premier industrial locations. The surrounding area consists of primarily industrial occupiers including ToolTime UK, Arnold Clark and Jewsons.

CLICK HERE FOR LOCATION

Description





The subjects comprise a mid-terraced industrial unit of steel portal frame construction. The property benefits from both dedicated vehicular access via a steel roller shutter and a pedestrian entrance from James Watt Place.

Internally, the premises have been extensively refurbished to provide open-plan warehouse and storage accommodation. The property benefits from LED lighting, with natural lighting provided by way of glazed roof lights. A painted concrete floor offers ample storage capacity, supported by 4-meter clear eaves. W/C facilities and a kitchen preparation area are located towards the rear of the property.

A fire exit to the rear of the property leads to a shared yard space suitable for light storage.

ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	177.98	1,915
TOTAL	**177.98**	**1,915**

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).

Floor Plan

59 JAMES WATT PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5HG



Floor Plans Are For
Indicative Purposes Only

The Detail

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RENTAL

Our client is looking for offers in excess of £14,000 (No VAT) per annum on the basis of fully repairing and insuring lease terms.

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.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

We understand that the property is not elected for VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £8,800. The rate poundage for 2026/2027 is 48.1p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus

TITLE BOUNDARY

All boundary lines are for indicative purposes only. It is incumbent upon any incoming tenant to satisfy themselves in this respect.

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. Published: May 2026.

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