

## Cairn Court

Nerston Industrial Estate, East Kilbride, G74 4NB

Floor space available from 9,253 to 18,675 sq. ft. (859.6 to 1,734.9 sq. m.)

| Address | Size (sq ft) | Size (sq m) | Rent (per annum) | Service Charge (per annum) | Rateable Value | EPC Rating | Comments  |
|---------|--------------|-------------|------------------|----------------------------|----------------|------------|---|
| Unit 5  | 9,442        | 875.3       | £47,100          | £2,450                     | £37,750        | D          | Available Late Spring 2020. End of block industrial unit. Property to be refurbished. |
| Unit 7  | 9,253        | 859.6       | £46,250          | £2,406                     | £38,500        | D          | Vacant. Mid-terrace industrial unit. Property refurbishment starting shortly.         |

### SERVICE CHARGE

Service Charge is budgeted at a rate of £0.26 per sq. ft. per annum.

### VALUE ADDED TAX

All figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

### LOCAL AUTHORITY RATES

The Scottish Government has set the uniform business rate (UBR) for 2019/2020 at 49.0 pence for properties where the Rateable Value (RV) is less than £51,000.

### PLEASE NOTE:

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. March 2020.

For viewings or further information, please contact:



**Stephen St. Clair**  
stephen.stclair@rosslynproperty.com  
Tel: 07795 426771



**Jonathon Webster**  
jonathon.webster@savills.com  
Tel: 07807 999 773

**Ross Sinclair**  
rsinclair@savills.com  
Tel: 07557 972 955