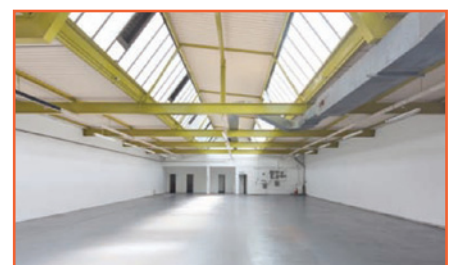


Fairfield Place
College Milton Industrial Estate
East Kilbride, G74 5LP

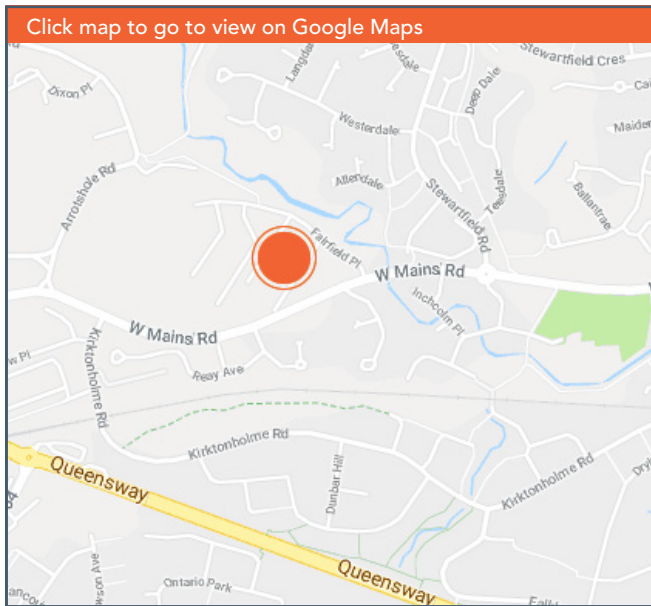
TO LET
INDUSTRIAL UNITS
WITH OFFICES &
PRIVATE / SECURE YARDS



- From 6,274 to 12,684 sq ft (582.87 to 1,178.38 sq m)
- First floor office accommodation
- Private, enclosed yards to rear and separate car parking to front
- 12 ft (3.67 m) clear heights
- 13 ft (4.0 m) high roller shutter doors



Fairfield Place College Milton Industrial Estate East Kilbride, G74 5LP



LOCATION

East Kilbride is located approximately 12 miles south east of Glasgow city centre and enjoys good transport links to the motorway network with the M74 & M77 only short drives away.

Fairfield Place is located within College Milton Industrial Estate to the east of East Kilbride town centre and can be accessed from West Mains Road.

DESCRIPTION

The available accommodation comprises terraced industrial units of steel frame construction with brick walls and insulated profiled metal sheeting and profiled metal roof with a central glazed section providing natural daylight.

Features are as follows:

- Warehouses with 3 phase electricity and 14 ¾ ft (4.5 m) clear heights
- Entrance reception & WCs at ground floor levels
- First floor offices with double glazed windows
- Each unit has a single roller shutter door to rear
- Secure, self-contained yards to rear
- Communal car parking to front

ACCOMMODATION

A schedule of availability, including annual rents etc. is attached with this brochure.

AVAILABILITY

The units are available to lease on full repairing and insuring lease terms for periods to be agreed with the rents payable quarterly in advance by standing order.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

LOCAL AUTHORITY RATES

Details of the properties' Rateable Values are included on the availability schedule and payment of non-domestic property rates and water and sewerage rates is a tenant's responsibility.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction, however, in the usual manner the ingoing tenant will be responsible for any Land & Buildings Transaction Tax and Registration Fees.

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT.

VIEWING

For viewings or further information, please contact:



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ON THE INSTRUCTIONS OF



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4. VAT: The VAT position relating to the property may change without notice.

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