



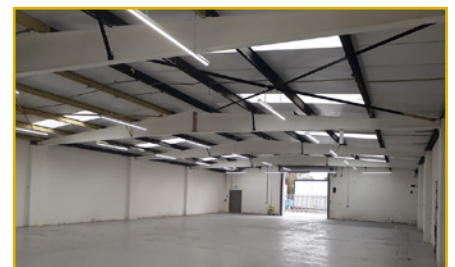
TO LET



INDUSTRIAL UNITS WITH PRIVATE SECURE YARD

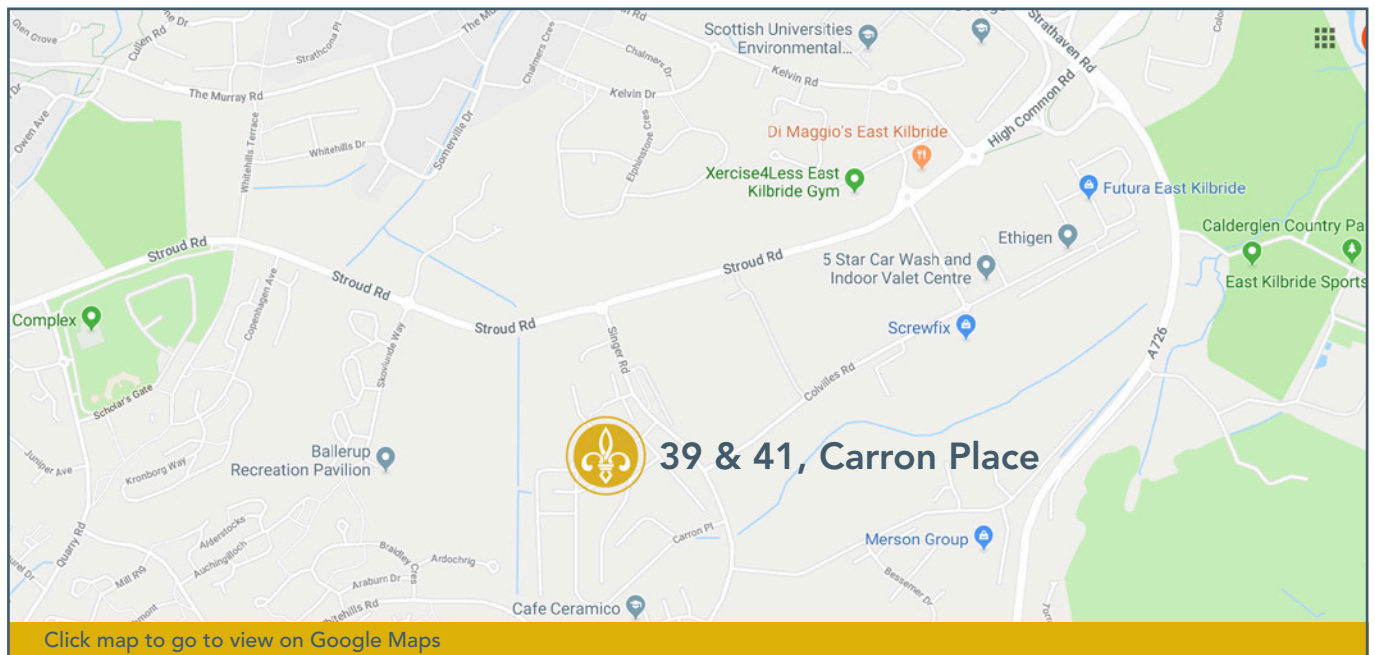
**39 & 41, Carron Place,
Kelvin Industrial Estate,
East Kilbride, G75 0YL**

- Refurbished industrial units
- Size ranging from 5,356 sq. ft. to 10,826 sq. ft. (497.62 sq. m. to 1,005.84 sq. m.)
- Secure concrete surfaced yard
- Well established industrial location
- Eaves height 11 ft. (3.5 m.)



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LOCATION

The subjects are located on Carron Place within Kelvin Industrial Estate, East Kilbride, approximately 10 miles south east of Glasgow City Centre.

The estate is accessed off Singer Road and Stroud Road which links with the A726 dual carriageway. East Kilbride benefits from good motorway access to the M77, M74 and M8 motorways. The town has two railway stations which provide regular services to Glasgow City Centre, as well as regular bus services.

Surrounding occupiers include a range of local and multiple occupiers such as PTS Plumbing Trade Supplies, AKP Scotland Ltd and Centurion Signs UK.

DESCRIPTION

The subjects comprise two refurbished industrial units of steel portal frame construction and blockwork walls overlaid in profiled metal sheeting. The units also benefit from a new insulated roof with translucent panels providing good natural light.

Internally, the units each benefit from an electric roller shutter with a height of 12 ft. (3.8 m.) and width of 11½ ft. (3.55 m.), LED lighting, security alarm, 3-phase power, CCTV and a small office/staff area with WC.

Externally, the units benefit from their own concrete surfaced private secure yard area which is fully fenced. Communal parking is available within the estate.

The units can easily be combined as one, or leased individually as two separate units.

LEASE TERMS

Lease periods to be agreed. Leases on standard FRI terms.

ACCOMMODATION

We have measured the premises on a Gross Internal Area basis

AREAS	SQ FT	SQ M
Unit 39	5,470	508.22
Unit 41	5,356	497.62
TOTAL	10,826	1,005.84

RATEABLE VALUE

The subjects will need to be reassessed once an in-going occupier takes possession.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. Tenants will be responsible for registration fees.

VAT

VAT is applicable.

VIEWING & FURTHER INFORMATION

For viewings or further information, please contact:

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