

TO LET - INDUSTRIAL / TRADE COUNTER

COLVILLES PARK

KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0GZ



KEY HIGHLIGHTS

- 1,533 to 2,605 sq ft
- Fully refurbished to a high standard
- Generous customer / staff parking
- Neighbouring occupiers include Howdens, Tool Station, Screwfix, Paint Shed, City Plumbing, Wolseley, CEF, Capital Hair & Beauty
- Modern industrial / trade unit available for immediate occupation
- Electric roller shutter with adjacent pedestrian access
- Available on basis of new FRI lease

SUMMARY

Available Size	1,533 to 2,605 sq ft
Rent	£24,000 - £31,308 per annum
Rateable Value	£15,300 Unit 20
Service Charge	£0.58 per sq ft £0.58 per sqft
EPC Rating	Upon enquiry

DESCRIPTION

Modern trade counter / industrial premises of steel portal frame construction clad with modern insulated panels.

Internally provides open-plan accommodation with welfare facilities.

Electric roller shutter access with adjacent pedestrian access door opens out onto generous customer and staff parking

Benefits from 3 phase power, gas fired blower heaters, min eaves of 6 m.

LOCATION

East Kilbride is Scotland's most successful new town with a population of approximately 75,000.

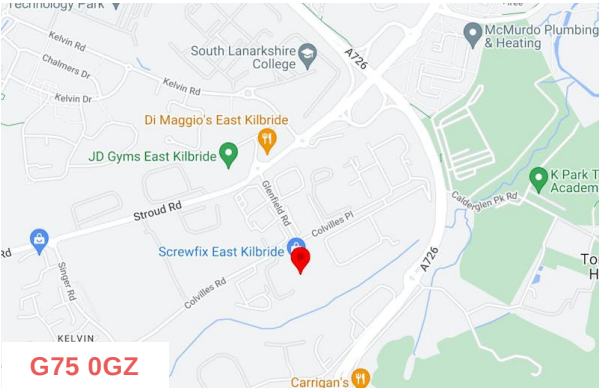
Colvilles Park is East Kilbride's main trade hub located approximately 1.5 miles south-east of the town centre and 12 miles south of Glasgow City Centre.
Convenient M8 & M74 motorway access is provided.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 17	1,533	142.42	£17,444 /annum	Available
Unit - 20	2,605	242.01	£30,096 /annum	Available
Unit - 13 & 14	3,595	333.99	£40,000 /annum	Available
Unit - 11	1,536	142.70	£18,000 /annum	Available
Unit - 9	1,535	142.61	£18,000 /annum	Coming Soon
Total	10,804	1,003.73		



VIEWING & FURTHER INFORMATION

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