

7 WILSON PLACE

7 Wilson Place, East Kilbride, Glasgow, G74 4QD



Key Highlights

- Significant refurbishment works underway
- Self-contained site- 0.7 acre
- 3 phase power
- Excellent location within East Kilbride
- Large secure yard
- 2 electric roller shutter doors

Summary

Available Size	3,754 sq ft
Rent	Rent on application
Business Rates	To be assessed
Service Charge	N/A
VAT	All prices quoted exclusive of VAT.
Legal Fees	Each party is responsible for their own legal costs.
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The subjects comprise a 3,754 sq ft warehouse on a 0.7 acre site. The property is undergoing a wholesale refurbishment programme, and will be taken back to the base structure and improved with new external cladding to the roof and external facades. Internally the subjects predominantly comprise warehouse accommodation, with modern office accommodation and welfare facilities included. Externally the property comprises a large secure yard with ample space for parking and storage.

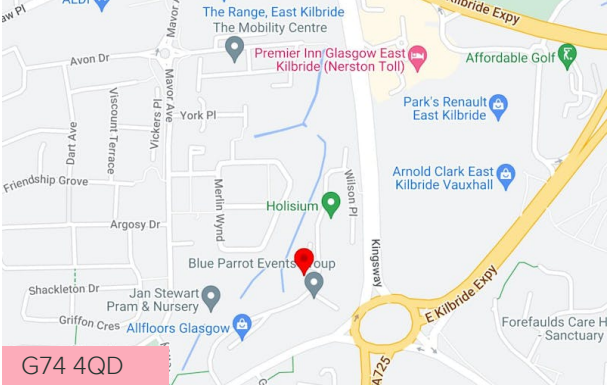
Location

The property is located within Nerston Industrial Estate; one of East Kilbride's primary industrial locations, situated approximately 9 miles east of Glasgow City Centre and approximately 1 mile north of East Kilbride Town Centre. The location offers a strategic base for occupiers, with direct access onto the A725 East Kilbride Expressway providing access to the wider national motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	2,548	236.72	Available
Ancillary - Office and W/C	1,206	112.04	Available
Total	3,754	348.76	



Viewing & Further Information



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