

TO LET - INDUSTRIAL

7 WILSON PLACE

NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QD



KEY HIGHLIGHTS

- 3,754 sq ft
- Located within the popular Nerston Industrial Estate of East Kilbride
- 5m eaves
- Excellent motorway connectivity
- Fully refurbished industrial premises
- Situated on secure self-contained site of 0.7 acres
- Benefits from large secure yard

SUMMARY

Available Size	3,754 sq ft
Rent	Rent on application
Rates Payable	£10,209 per annum
Rateable Value	£20,500
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Standalone refurbished industrial premises situated on large secure self-contained site.

The property has undergone an extensive refurbishment programme benefitting from newly clad roof and elevations with insulated panels.

Internally provides open-plan warehouse accommodation with 5m eaves complete 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 most popular 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.

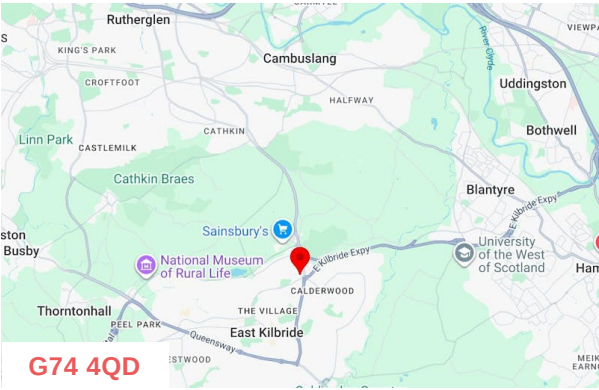
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,548	236.72	Available
Ground - Offices / Ancillary	1,206	112.04	Available
Total	3,754	348.76	

JOINT AGENT

Michael Brown, MCB Property
0141 266 2010 | 07809231449
mike@mcb-property.com



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk



G·M·BROWN