

TO LET  
INDUSTRIAL

 GRAHAM  
SIBBALD



**3 Young Place,  
Kelvin Industrial Estate,  
East Kilbride, G75 0TD**

- 1,999sqm (21,517sqft)
- Located in Kelvin Industrial estate
- Excellent road links
- Large warehouse/storage area
- Dedicated service yard

## LOCATION

Young Place is located within Kelvin Industrial Estate, approximately 3 miles south of the town centre and 12 miles south east of Glasgow city centre. The estate has excellent road links via the A726 to both the M77 and M74 at Raith Interchange which links to the M8 & M80.

The unit has a highly prominent position on Young Place, immediately adjacent to the A726. See Location Plan.

## DESCRIPTION

Subjects comprise a detached industrial premises of steel portal frame construction, with a newly overclad roof. The unit has its own dedicated and secure servicing and parking.

Internally the property provides a bright open-plan warehouse space, with two electric roller shutter vehicle access points. Office and staff facilities are provided to the front of the property, and there is additional modular office/storage areas to the rear within the service yard.



## ACCOMMODATION

The accommodation comprises:

Ground Floor:	1,999sqm	(21,517sqft)
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External modular office/storage: 647sqm (6,965sqft)

## LEASE TERMS

The subjects are offered on a new Full Repairing lease at a quoting rental of £120,000per annum.

## RATING

The subjects are entered in the Valuation Roll with the following Rating Assessment.

Rateable Value: £78,000 (2026/2027)

## EPC

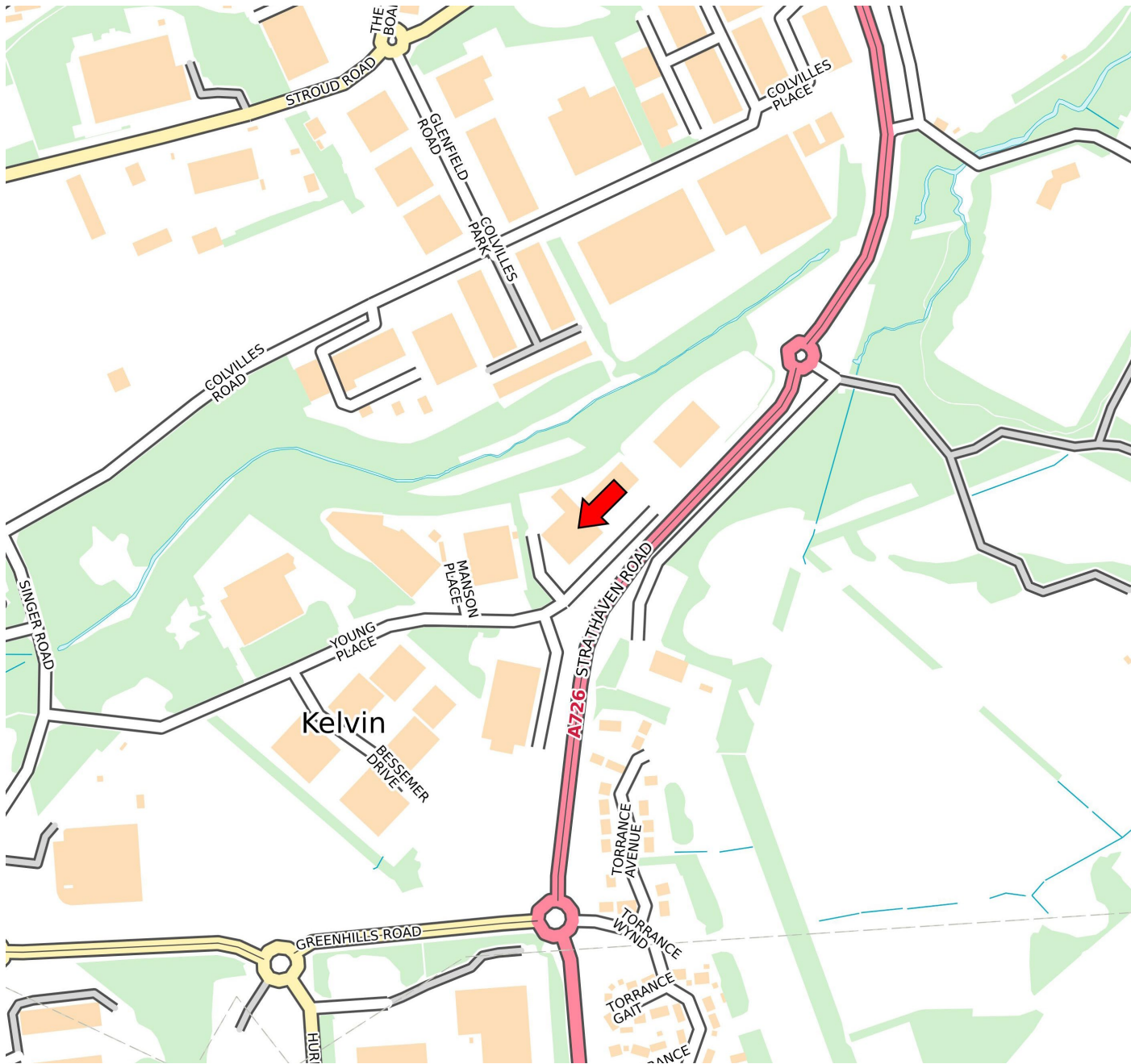
An EPC has been prepared and is available for inspection.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, however for the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact the letting agents.



To arrange a viewing please contact:



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#### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.