

# TO LET - INDUSTRIAL

---

UNIT B

7 LAW PLACE, NERSTON INDUSTRIAL ESTATE, GLASGOW, G74 4QL



## KEY HIGHLIGHTS

- 0.25 Acres
- Site Area: 0.25 Acres (0.1 Hectares)
- Suitable for a variety of occupiers
- Available in whole or in part
- Prominent secure yard
- Located within established Industrial Location
- High quality secure yard space

## SUMMARY

Available Size	0.25 Acres
Business Rates	Rates currently being re-assessed.
VAT	Applicable
EPC Rating	Upon enquiry

## DESCRIPTION

The subjects comprise a sizeable secure yard, available in whole or in part, with secure vehicular access via Law Place.

The site extends to approximately 0.25 acres and benefits from a layer of hardcore covering, suitable for a variety of uses.

The subjects do not benefit from mains supplies, however, this can be supplied if a long term lease were to be taken.

The site extends to approximately 0.25 acres (0.10 Hectares) in total and is secured by way of steel fencing.

## LOCATION

East Kilbride is located approximately 7.8 miles south of Glasgow City Centre, held within South Lanarkshire's Council district.

East Kilbride benefits from strong transport links with the M77 located nearby, providing access to Glasgow City Centre.

The East Kilbride Expressway also provides access to the M74 motorway and Scotland's wider motorway network.

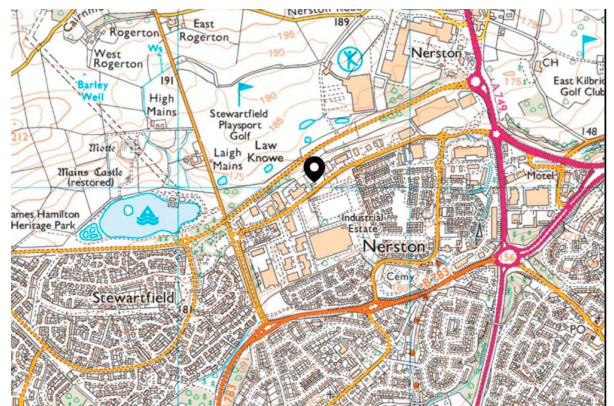
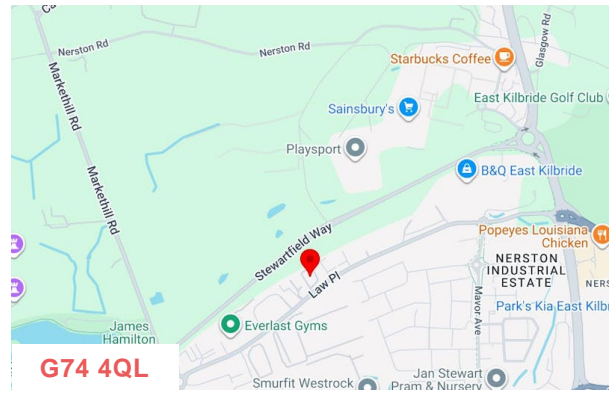
East Kilbride Train Station is located approximately 1.2 miles from the subject property and offers frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent position on Law Place which acts as one of the main manufacturing & distribution hubs in East Kilbride. The surrounding area benefits from strong commercial operators such as B&Q, Aldi and The Range.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Secure Yard	10,890	1,011.71	Available
<b>Total</b>	<b>10,890</b>	<b>1,011.71</b>	



## VIEWING & FURTHER INFORMATION

**Gregor Brown**

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

**Kerrie Currie**

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