

TO LET - INDUSTRIAL / TRADE COUNTER

WHIN PLACE

NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 3XS



Key Highlights

- 2,043 sq ft
- Mid-terraced industrial unit
- Rent - £18,000 PA
- Highly convenient for A725 access that connects with the M74 via the Raith Interchange
- Available from October 2023
- Roller shutter access to the front opening out onto shared yard and customer / staff parking
- Eligible for 100% rates relief
- Neighbouring occupiers include Affordable Golf, Arnold Clark, Phoenix Electrical

Whin Place, Nerston Industrial Estate, East Kilbride, G74 3XS

Summary

| | |
|----------------|--|
| Available Size | 2,043 sq ft |
| Rent | £18,000 per annum |
| Rates Payable | £4,631.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. |
| Rateable Value | £9,300 |
| Service Charge | £1,276.36 per annum |
| Car Parking | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

Whin Place comprises two terraces of industrial / trade counter units with vehicle and pedestrian access off the front elevation opening out onto generous parking / shared yards. The units are of steel portal frame construction surmounted by pitched roofs clad with roof lights.

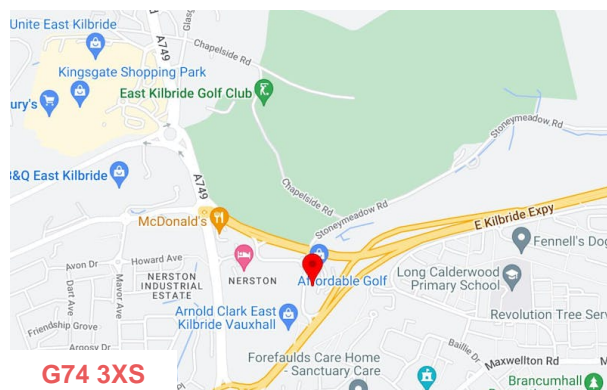
Location

East Kilbride is Scotland's most successful new town situated approximately 8 miles south of Glasgow City Centre. More specifically the subjects are situated at Whin Place within the Nerston Industrial Estate of East Kilbride which sits just 2.5 miles north of the town centre. Immediate access and egress to the A725 East Kilbride Expressway is provided that connects with the M74 a short distance north via the Raith Interchange. The Southern Orbital is also situated nearby that connects with the M77 to the west.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Unit - 18 | 2,043 | 189.80 | Available |
| Total | 2,043 | 189.80 | |



Viewing & Further Information

Gregor Brown

0141 212 0059 | 07717447897

gb@gmbrown.co.uk

