

TO LET RECENTLY REFURBISHED INDUSTRIAL UNIT

UNIT 4 CAIRN COURT

EAST KILBRIDE, G74 4NB



Key Highlights

- Refurbished in May 2019
- Gross Internal Area = 7,769 sq. ft. (721.75 sq. m.)
- Established industrial location
- Excellent Transport Links
- Eaves height of 5.5m

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.

Location

The property is located within Cairn Court, a modern development within Nerston Industrial Estate.

Nerston Industrial Estate is one of East Kilbride's most established industrial and commercial locations which is home to a number of corporate and private companies. The estate is close to East Kilbride Town Centre which provides a variety of retail, leisure and public transport facilities.

East Kilbride lies approximately 10 miles south east of Glasgow City Centre.

The estate is a short distance from the main road links which provide easy access to Glasgow City Centre and the M77, as well as the A725 and M74 Motorway.

Description

The subjects comprise a modern, semi-detached industrial unit with the benefit of office accommodation, dedicated car parking and a shared rear yard area.

The workshop specification includes a concrete floor, LED lighting and electronic roller shutter access to the rear yard.

The offices benefit from carpeted floors, painted plasterboard walls, gas central heating and new LED lighting with suspended ceilings.

The entire building has undergone a refurbishment completed in May 2019.

Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the gross internal area of the suites to be:

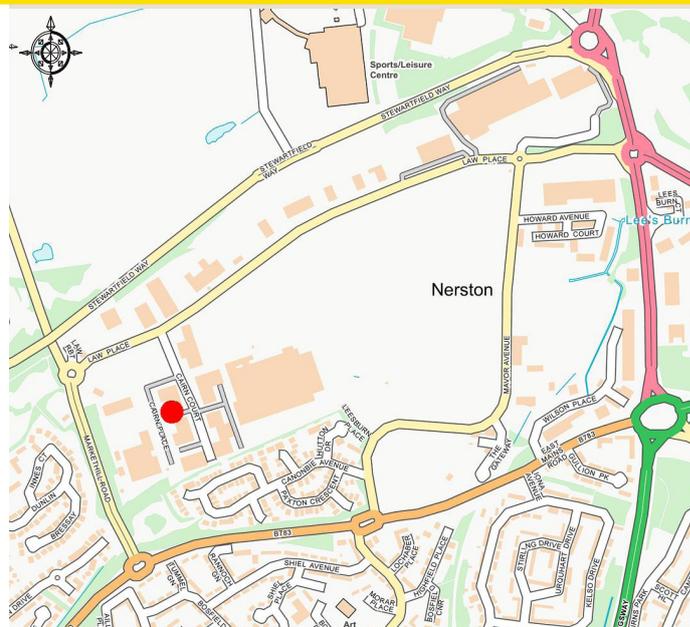
FLOOR	SQ FT	SQ M
Unit 4	7,769	721.75

Energy Performance

An EPC is available on request.

Rateable Value

An incoming occupier will be responsible for the payment of local authority rates in the usual manner. The current Rateable Value for the property is £36,250.



Lease Terms

Terms on application.

Legal Costs

Each party will bear its own legal costs in any transaction and the purchaser will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with the sole letting agents:

Contact

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