

# James Watt Place

College Milton, East Kilbride, G74 5HD

Warehouse | 1,991 ft<sup>2</sup>



24 hour access



Direct access to Jct 5 of the M74



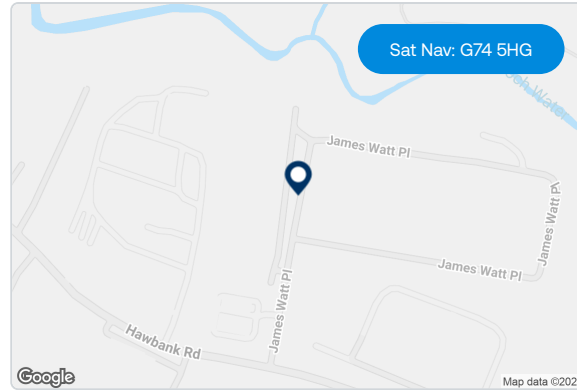
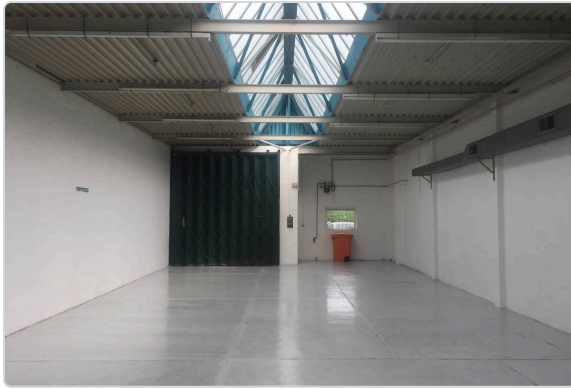
Glasgow 10 miles



Roller shutter

Available to Let





## Description

The units consist of an approximately 2,000 sq ft of open-plan warehouse, constructed with a steel portal frame. The external walls feature block and brick infill up to approximately 2.5 metres, with profiled metal cladding above, extending to the underside of the insulated north-light roof.

## Location

The property is located to the west of East Kilbride town centre and benefits from excellent transport connections. The nearby A726 East Kilbride Expressway provides convenient access to surrounding areas. East Kilbride lies approximately 10 miles southeast of Glasgow and enjoys direct access to Junction 5 of the M74 via the A725 East Kilbride Expressway. This route also connects to the M8, offering seamless links to the Central Scotland motorway network at Baillieston Interchange, where the M8, M73 and M74 converge.

## Further information

### EPC

Unit 19: G

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**Molly O'Neill**  
Mileway  
scotland@mileway.com  
0141 846 0480

**Gregor Brown**  
G M Brown  
gb@gmbrown.co.uk  
0141 212 0059

**Jonathon Webster**  
Savills  
jonathon.webster@savills.com  
0141 222 4114



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
19	Warehouse	1,991	Immediately
Total		1,991	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**