

**5 Peel Park Place
College Milton South Industrial Estate
East Kilbride
G74 5LS**



- Prominent roadside unit overlooking the Queensway
- Dedicated secure yard
- Established business location
- Potential for a variety of uses

46,383ft² (4,309m²)



5 Peel Park Place, College Milton South Industrial Estate

LOCATION

East Kilbride is arguably Scotland most successful new town lying approximately 10 miles south east of Glasgow City Centre and accessible via the M77 and Glasgow Southern Orbital (GSO) and the M74 Motorway via junction 5, the Raith Interchange.

The property occupies a prominent corner site at the junction of Peel Park Place and the Queensway (A726) within College Milton South Industrial Estate.

College Milton Industrial Estate is home to a wide variety of established businesses including Coca-Cola, Kone Cranes, Burns Stewart Distillers and HMRC.

DESCRIPTION

Detached warehouse with dedicated yard occupying a site of approximately 3.23 acres overlooking the Queensway. The building is formed of 5 interconnecting bays of steel framed construction with brick external walls. The roof is a pitched north light design incorporating reinforced glazing to the north facing pitches and generally clad with insulated corrugate asbestos roof panels. The warehouse is accessed via a roller shutter door on the south elevation from a dedicated yard which is fully surfaced.

Internally the layout consists of a single storey office attached to the west elevation of the warehouse, an open plan warehouse with various ancillary facilities and store to the south elevation. The floor is concrete and the brick walls are generally painted.

ACCOMMODATION

In accordance with the current RICS Code of Measuring Practise (6th Edition) we calculate the approximate Gross Internal Area to be as undernoted :

	Area m ²	Area ft ²
Warehouse	3,743	40,291
Offices & Ancillary	566	6,092
Total	4309	46,383

RATEABLE VALUE

The property is currently entered in the Valuation Role as follows :

	NAV/RV	
Factory	NAV/RV	£84,500

ENERGY PERFORMANCE

The property has an Energy Performance Rating of G.

ASKING TERMS

Our clients is seeking to let the property for a term to be agreed on a Full Repairing and Insuring basis. Further information in respect of the rent can be obtain upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant will be responsible for any land tax, registration dues and VAT thereon.

VAT

The rent and other costs are quoted exclusive of VAT.

VIEWING

For further information or to arrange a viewing please contact the sole letting agent:-

David Cobban (dcobban@savills.com)
Tel: 0141 222 4101

Savills – 163 West George Street, Glasgow, G2 2JJ

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