



CAIRN COURT

EAST KILBRIDE

TO LET - 859.6 to 1,734.9 sq. m. (9,253 to 18,675 sq. ft.)



MODERN INDUSTRIAL UNITS

Cairn Court, Nerston Industrial Estate, East Kilbride, G74 4NB

- Ongoing unit refurbishments
- Established industrial location
- Excellent road links
- Well placed to service Glasgow, Lanarkshire and the wider Central Belt
- Clear height of approx. 5.5m (18ft.) rising to approx. 7.7m (25ft.) at apex





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EAST KILBRIDE



LOCATION

Cairn Court is a modern development located within Nerston Industrial Estate, which is one of East Kilbride's most established industrial and commercial locations. East Kilbride lies approximately 10 miles to the south east of Glasgow city centre.

Cairn Court is around 1 mile south-east of East Kilbride town centre and a short walk from East Kilbride railway station, providing half-hourly services to and from Glasgow Central. Nearby amenities include an Aldi supermarket and Kingsgate Retail Park where there is a Sainsbury, M&S Foodhall, Greggs, Costa Coffee, Starbucks, a petrol filling station and several fast food outlets.

The estate is a short distance from the main road links, which provide easy access to Glasgow and, via the A725 (East Kilbride Expressway), to the M74 and M8 motorways with Raith Interchange (J5, M74) around 10 miles / 6 miles drive away. The M77 motorway is also within close reach via the A726 (Glasgow Southern Orbital).

DESCRIPTION

Cairn Court consists of ten industrial units with a variety of sizes ranging from approximately 7,832 to 15,236 sq. ft. and, subject to availability, with units able to be combined to create larger floor areas.

The units are of steel portal frame construction with pitched roofs incorporating translucent light panels, and with facing brick and metal clad exteriors. The exact specification and layout of each unit may vary, however, the units generally benefit from the following:

- Internal heights from approx. 5.5 m rising to 7.7 m at apex
- Refurbished warehouse space including new LED lighting
- Motorised loading door: approx. 4.5 m (h) x 4.0 m (w)
- Three phase electricity supply
- Newly decorated office accommodation, carpeted and with new suspended ceilings, LED lighting and gas central heating radiators.



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Click map to go to view on Google Maps

- Separate warehouse and office WC facilities
- Car parking spaces

CURRENT AVAILABILITY

A schedule with details of the sizes and rents of the available units accompanies this brochure.

LEASE TERMS

The refurbished units are available on standard Full Repairing and Insuring lease terms for periods to be agreed.

SERVICE CHARGE

A service charge for the maintenance and management of the common shared areas of the estate will apply. Details available on request.

ENERGY PERFORMANCE CERTIFICATES

EPCs are available on request.

LOCAL AUTHORITY RATES

An incoming occupier will be responsible for the payment of Local Authority rates in the usual manner. Rateable Values for the vacant properties are included on the availability schedule.

Water and sewerage rates are also a tenant's responsibility.

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.

DATE OF ENTRY

Upon conclusion of the lease agreement.

VAT

Rent and other costs related to the property are subject to VAT.



UNITS 5 & 7 CURRENTLY AVAILABLE





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UNIT EXTERIORS



MOTORISED LOADING DOORS



PARKING AT UNITS



LOADING BAYS



TYPICAL RECEPTION



LOCAL AMENITY - M&S FOODHALL



LOCAL AMENITY - SAINSBURY'S



LOCAL AMENITY - BURGER KING



LOCAL AMENITY - DOMINO'S

VIEWING

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Publication Date: MARCH 2020