



# DIXON PLACE

College Milton Industrial Estate  
East Kilbride G74 5JF

## TO LET

**INDUSTRIAL UNITS**  
2,000 - 4,013 SQ FT  
(185.81 - 372.82 SQ M)

- Refurbished light industrial units / workshops
- Eaves height of 3.75m (12.5 ft)
- Generous parking

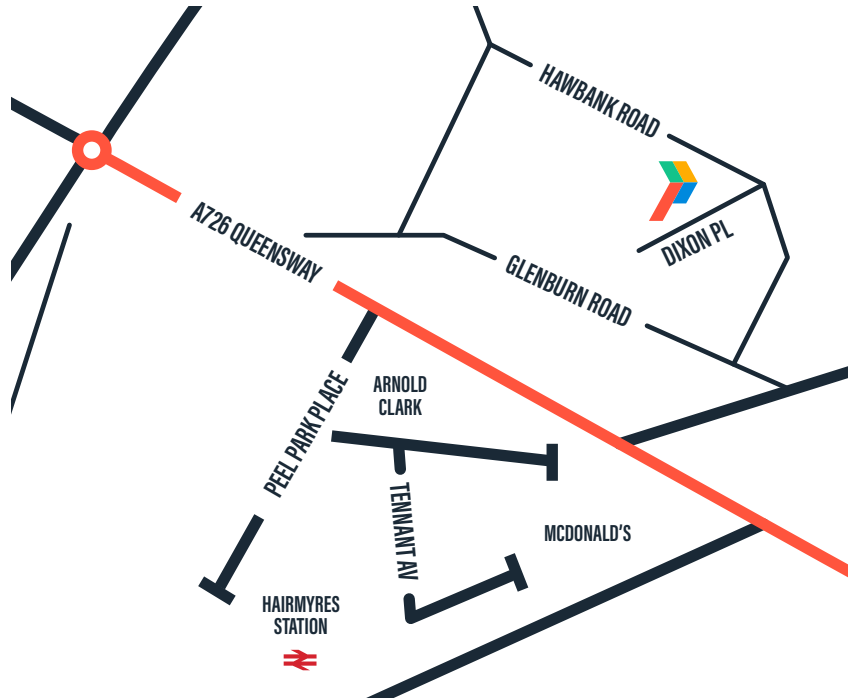




DIXON PLACE

Dixon Place is located off Hawbank Road, less than 2 miles to the west of East Kilbride town centre.

The estate benefits from excellent transport links with the A726, Queensway, 0.6 miles away providing access to the M77 and the M74, via the A725, and Hairmyres train station is under 1.5 miles away.



- 1

UNITS 9,16,18
- 2

Arnold Clark
- 3

Scottish Bifold Doors
- 4

Howdens
- 5

AirThrill
- 6

A T T N Print & Display
- 7

A2Z Storage
- 8

East Kilbride Fitness Centre
- 9

East Kilbride Used Cars
- 10

Battery Power Systems
- 11

Go Outdoor Advertising

DESCRIPTION

Dixon Place Industrial Estate comprises 3 terraces of single storey, brick built light industrial units. The units have been recently over-clad providing an attractive modern finish whilst the roofs are clad with profile sheeting incorporating translucent panels allowing for excellent levels of natural daylight.

The units benefit from sectional overhead vehicle and personnel access doors to the front. There is generous parking accommodation set within a landscaped environment.



SPECIFICATION

The available accommodation benefits from a recent internal refurbishment with typical specification including:

- / 3 phase electricity supply
- / Fluorescent strip lighting
- / Gas supply
- / Minimum eaves height of 3.75m rising to 5.18m at apex
- / Toilet block
- / Vehicle access door with minimum height of 3.15m



AVAILABILITY

According to our calculations, we estimate the subjects extend to the following approximate Gross Internal Areas:

Unit	Area Sq M	Area Sq Ft
Unit 9	187.3	2,016
Unit 16	187	2,013
Unit 18	185.8	2,000







# DIXON PLACE

COLLEGE MILTON INDUSTRIAL ESTATE  
EAST KILBRIDE G74 5JF

## TERMS

Available by way of new FRI leases on terms to be agreed.

## QUOTING RENTS

Quoting rents are available upon application.

## EPC

The units have been assessed for an EPC, which is available upon request.

## VAT

All rents are quoted exclusive of VAT.

## BUSINESS RATES

Occupiers will be responsible for all occupational costs including non-domestic rates. Further information is available from the Scottish Assessors website: [www.saa.gov.uk](http://www.saa.gov.uk)

Subject to fulfilling the relevant criteria, some occupiers will be eligible for 100% rates relief under the Small Business Bonus Scheme.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction, with the tenant responsible for any LBTT. In the normal manner the tenant will be responsible for costs associated with the registration of any lease.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint letting agents.



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**Mileway**

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