



TO LET

TENNANT COMPLEX

Tennant Avenue,
East Kilbride G74 5NA

INDUSTRIAL UNIT
2,472 SQ FT

- Refurbished industrial accommodation
- Eaves height of 4.3m
- Generous parking and yard space
- Small storage units also available



Mileway

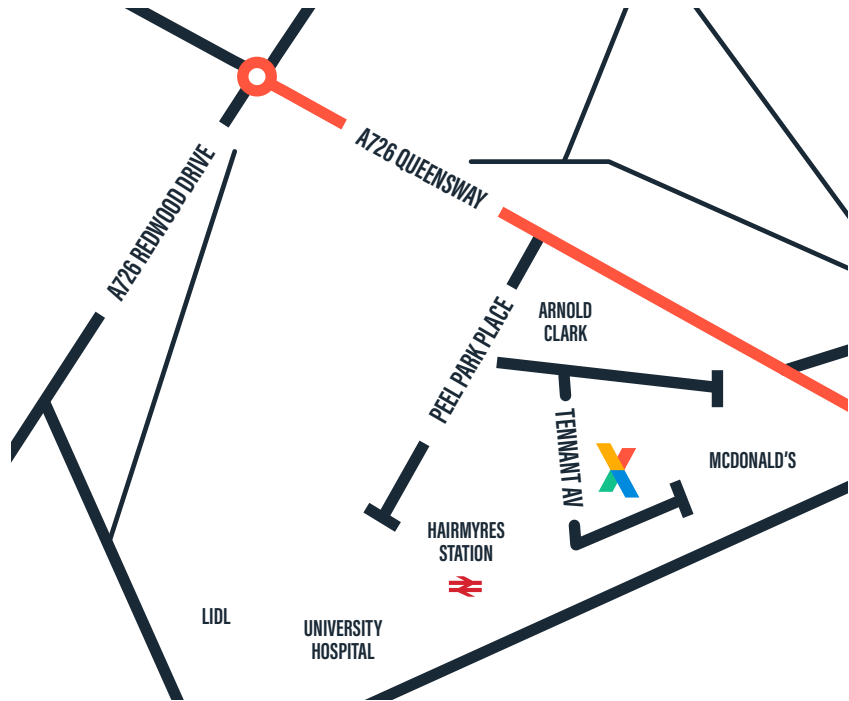
Logistics Real Estate Urbanised

TENNANT
COMPLEX

Tennant Complex is located on Tennant Avenue on the south side of Queensway, 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. Hairmyres train station is reachable in under 7 minutes' walk.

Nearby occupiers include Arnold Clark, Coca-cola, Campbell Meyer and Clydesdale Classic Cars.



- 1

UNIT 17
- 2

East Kilbride Autocare
- 3

Aldi
- 4

B&M Home Store
- 5

MBM Print
- 6

Highlander Security Shredding
- 7

Ferrari Packaging
- 8

Campbell Meyer & Co
- 9

Arnold Clark
- 10

Coca-cola
- 11

Clydesdale Classic Cars



DESCRIPTION

The development comprises of single storey, light industrial units of concrete frame construction with dado brick walls and metal sheet profile cladding above. The trussed lantern roof provides generous natural light into each unit. The units are accessed via personnel doors with an overhead sectional roller shutter allowing vehicle access. There is ample on site car parking.

There are also 2 small storage units available, each measuring 238 sq ft with secure 24/7 access.



SPECIFICATION

The available accommodation benefits from recent refurbishment and typical specification includes:

- / 3 phase electricity supply
- / Sodium box lighting
- / Gas power air space heater
- / Minimum eaves height of 4.3m
- / Male and female toilet block
- / Vehicle access loading doors



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 17 | 229.66 | 2,472 |
| Unit A | 22.11 | 238 |
| Unit B | 22.11 | 238 |



TENNANT COMPLEX

TENNANT AVENUE,
EAST KILBRIDE G74 5NA

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

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.



Gregor Brown
gbrown@geraldev.com

Sadik Chowdhury
schowdhury@geraldev.com



Stephen St. Clair
stephen.stclair@rosslynproperty.com

Mileway

The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. February 2020.