

TO LET / INDUSTRIAL PREMISES

23 COLVILLES ROAD • KELVIN INDUSTRIAL ESTATE • EAST KILBRIDE • G75 0RS

DM HALL
CHARTERED SURVEYORS

Commercial Department
Unit 3 Cadzow Park, 82 Muir Street, Hamilton ML3 6BJ
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VIDEO AVAILABLE

RENT REDUCED

Well-presented industrial property.

Located within established Industrial Estate.

Gross Internal Area of 1,065sq.m (11,461 sq.ft)

Rental offers in excess of £52,000 per annum.



LOCATION

Colvilles Road is located within the busy Kelvin Industrial Estate in East Kilbride, approximately 10 miles south east of Glasgow City Centre. Access to the property is via Glenfield Road, Stroud Road and A726, which provides direct links to Junction 5 of M74 motorway. M74 motorway is also easily accessed via the A726 (Glasgow Southern Orbital Road).

Surrounding occupiers include Ethigen, CEF, Screwfix, Dinybro and Dougall Baillie Associates.

DESCRIPTION

The subject comprises a detached industrial/warehouse building of steel frame construction with stone concrete flooring.

Internally the property is laid out to provide reception area, open plan office area various private offices and meeting rooms and toilet/tea prep facilities.

The workshop is largely open planned, with additional mezzanine storage to the rear and separate wc's and staff canteen with vehicular access from the dedicated secure yard/carpark.

Internally, the subjects provide 4.5 meters of clear eaves height.

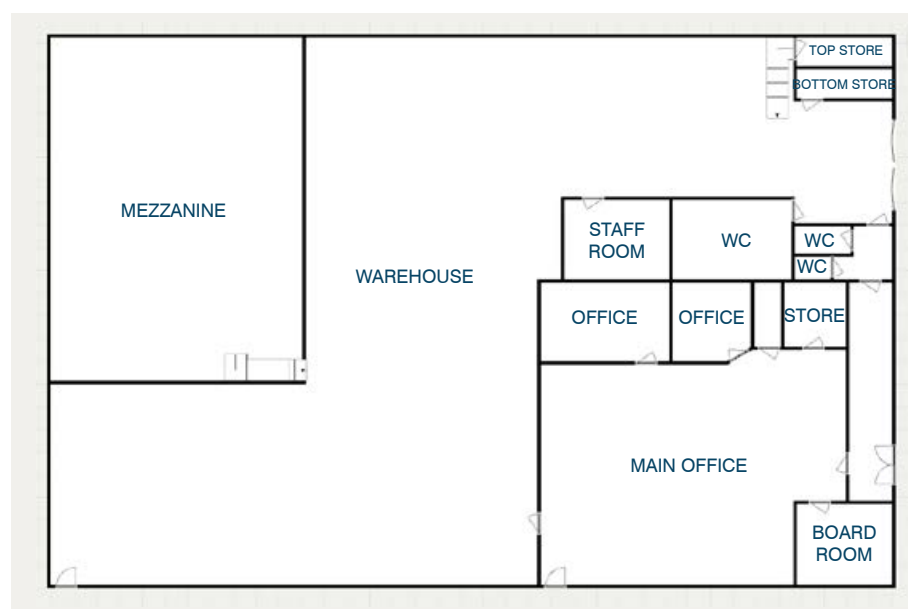
ACCOMODATION

From measurements taken in site we calculate the gross internal floor area be approximately 1,065sq.m (11,461 sq.ft)

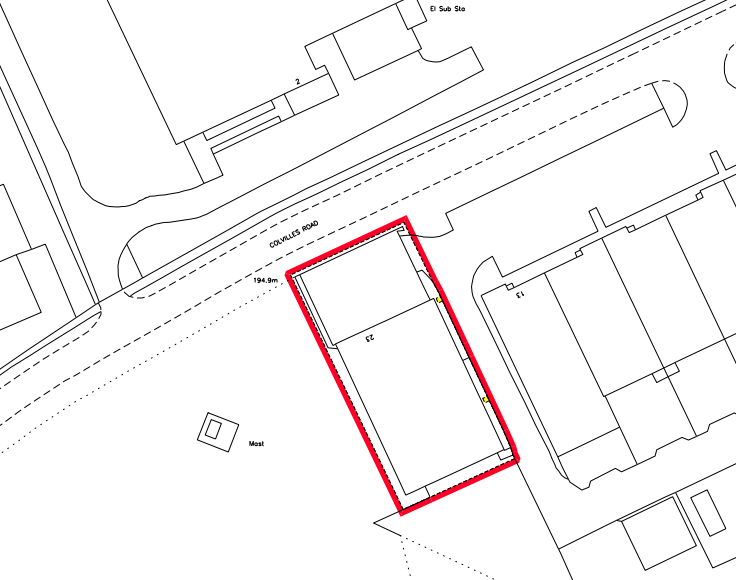
The property occupies a site area of approximately 0.42 acres.

RENTAL

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £52,000 per annum are invited.



For illustration purposes only



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RATEABLE VALUE

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £33,000

Please note that a new occupier has the right to appeal the current assessment.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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OR

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DATE OF PUBLICATION OCTOBER 2023 REFERENCE WSA2258

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