



**TO LET**  
**INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD**

**12,807 SQ FT**

**33 CARRON PLACE, KELVIN IND ESTATE, EAST KILBRIDE, G75 0XS**

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- Located within the popular Kelvin Ind Estate of East Kilbride
- Dedicated secure yard
- 4m eaves rising to 5.38m at apex
- Generous staff / customer parking
- Available for immediate occupation



## LOCATION

33 Carron Place is located within the Kelvin Industrial Estate of East Kilbride approx. 3 miles south of the town centre and 12 miles south of Glasgow city centre and benefits from the new dual carriageway and cycleway link from the A726.

Convenient access to the Southern Orbital road is provided that connects with the M77 travelling west as well as the A725 a short distance to the north that connects with the M74 via the Raith Interchange together with the M8 & M80 beyond.

## DESCRIPTION

- Mid-terraced industrial premises of steel portal frame construction
- Roof and elevations recently over-clad
- 1 x electric vehicle access door opens out onto secure surfaced yard bound by palisade fencing
- Internally provides bright open-plan warehouse accommodation
- Generous light panels allowing for excellent levels of natural daylight
- Unit complete with WC's offices

## ACCOMMODATION

	SQ M	SQ FT
GIA	1,189.81	12,807

The eaves height is 4m rising to 5.38m at the apex.

## BUSINESS RATES

The subjects form part of a larger entry and required to be re-assessed.

## EPC

Available on request.

## VAT

The subjects are elected for VAT.

## ASKING TERMS

The subjects are available on the basis of a new FRI lease with quoting information available upon request.

## VIEWING & FURTHER INFORMATION

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