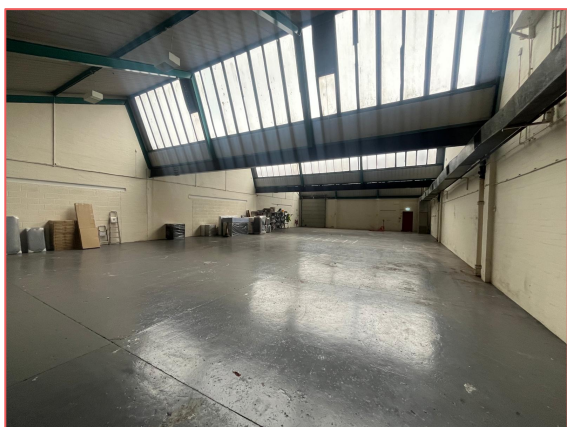


## TO LET - INDUSTRIAL PREMISES WITH SECURE YARD

6,383 SQ FT

32 MILTON ROAD, EAST KILBRIDE, GLASGOW, G74 5BU

- Located within the popular College Milton Ind Est
- End-terraced industrial premises
- Large secure yard to the rear
- Available on a new FRI lease
- Well-presented 1<sup>st</sup> floor office space with meeting room & private office
- Rent- £35,000 per annum + VAT



## LOCATION

Milton Road is located within the popular and established College Milton Industrial Estate of East Kilbride just 1.5 miles west of the town centre and approximately 8 miles south of Glasgow City Centre.

More specifically the subject property is located on the north side of Milton Road which is accessible via Glenburn Road that connects with the A726 Queensway in turn providing access to the M77 motorway via the Southern Orbital Road.

The A725 is accessible 2 miles north-east and connects with the M74 via the Raith Interchange along with the M8 and M80 beyond.

Nearby public transport links are also provided with numerous bus services operating on Queensway whilst East Hairmyres Railway Station is located within walking distance south-west where direct services to Glasgow Central Station are provided.

## DESCRIPTION

- Well-presented end terrace industrial unit
- North light construction roof allowing for excellent levels of natural daylight
- Clear internal eaves height of 3.5m
- 1x level access doors to the rear that open onto a large secure yard
- First floor offices complete with private office and meeting room
- Ground floor WC facilities
- Customer/staff parking provided to front of building

## ACCOMMODATION

GIA	sq m	sq ft
Warehouse	507.50	5,462
1 <sup>st</sup> Floor Office	85.58	921
<b>Total</b>	<b>593.08</b>	<b>6,383</b>

## BUSINESS RATES

RV	£20,750
Payable	£10,333

**EPC** - Available on request

## ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£35,000 per annum + VAT**.

## VIEWING & FURTHER INFORMATION

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