



## TO LET – STANDALONE INDUSTRIAL UNIT WITH YARD

2,221 SQ FT

18 PEEL PARK PLACE  
COLLEGE MILTON, EAST KILBRIDE, G74 5LW

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- Modern unit within popular industrial location
- Dedicated yard area to the front
- Nearby motorway links
- Eligible for 100% rates relief
- Short walk to Hairmyres Railway Station
- Neighbouring occupiers include Travis Perkins, Ferrari Packaging, Campbell Meyer & Co, Arnold Clark and Strubeam



## LOCATION

Peel Park Place 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 Peel Park Place, a short distance south of 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 Hairmyres Railway Station is 5 minute walk south.

## DESCRIPTION

- Modern standalone industrial unit of steel portal frame construction
- Dedicated yard area to the the front
- Electric vehicle access door of 2.36m wide x 3.75m high
- Adjacent pedestrian door
- Internally provides open-plan accommodation with offices to the front complete with WC's
- Clear internal eaves height of 4.25m rising to 6.25m at the pitch

## ACCOMMODATION

	sq m	sq ft
GIA	206.34	2,221

## BUSINESS RATES

RV £10,000

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

**EPC** - Available on request

## ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£22,000 PA + VAT**.

## VIEWING & FURTHER INFORMATION

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