



TO LET – LIGHT INDUSTRIAL / WORKSHOP UNIT

1,904 SQ FT

23 JAMES WATT PLACE
COLLEGE MILTON IND EST, EAST KILBRIDE, G74 5HG

- Recently refurbished
- Generous parking / yard space
- Open-plan accommodation with single office
- 3.75m Eaves
- WC's and tea-prep provided
- Eligible for 100% rates relief
- **Quoting Rent - £15,000 per annum**



LOCATION

The property is located on James Watt Place, within the College Milton industrial area. College Milton is East Kilbride's most established industrial and commercial location, benefiting from easy access to the the M77, as well as the A725 and M74.

Nearby occupiers include Coca-Cola, Howdens Joinery, Jewson and J&W Carpets.

DESCRIPTION

Mid-terraced industrial premises

1 x vehicle access door of 3.14 m wide x 3.56 m high

1 x customer / staff entrances

Open plan accommodation

Single office to the front

WC's and tea-prep

Excellent levels of natural daylight

Large communal yard / parking

ACCOMMODATION

	sq m	sq ft
GIA	176.89	1,904

BUSINESS RATES

The subjects form part of a larger entry and require to be re-assessed for rates.

It is anticipated the subjects will be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£15,000 per annum**.

VIEWING & FURTHER INFORMATION

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