

McNicol

PROPERTY CONSULTANTS

FOR SALE

Industrial / Trade Counter Warehouse with Secure Yard



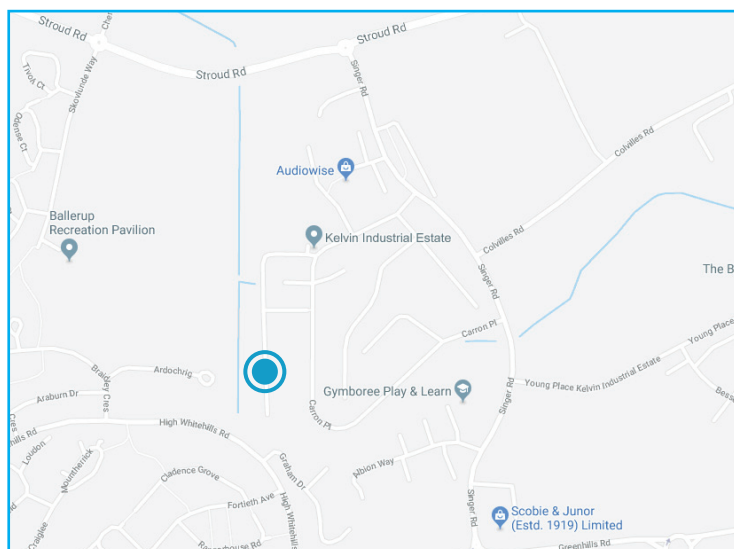
40 Carron Place, East Kilbride G75 0YL.

Excellent Access to Motorway Network | Trade Counter Fit Out in-situ
Popular Business / Trade Location | Secure Yard Area | Car Parking

Location

Carron Place is located on the southern outskirts of East Kilbride, within the Kelvin Industrial Estate, and is accessed from the A726, Strathaven Road. East Kilbride is situated 12 miles south east of Glasgow. The town has a direct link to Junction 5 of the M74 motorway via the East Kilbride Expressway, linking to the M8 and the Scottish motorway network. East Kilbride was the first of Scotland's former new towns which is now a mature community and international business location.

Existing occupiers on the same estate include Sainsbury's (Distribution Centre), The Plumb Centre, Centurion Signs UK Ltd, SD Manufacturing and several other trade counter operators.



Description

The property comprises a terraced single storey industrial property with secure yard and parking. Internally, the property has been fitted out for Trade Counter use with trade counter / offices to the front and storage area to the rear with vehicle access to an enclosed private yard off Carron Place.

The unit is rectangular in shape and of traditional brick construction with vehicle entrance doors to an eaves height of 3.55m and an apex height of 3.85m. Heating is via a gas fired hot air blower whilst lighting to the workshop is via translucent roof panels augmented by strip lights.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate as follows:

Gross Internal Area – **515 sq m - (5,541 sq ft).**



RATEABLE VALUE

We have been advised by the North Lanarkshire Council Assessors Department that the property has a Rateable Value = **£18,600.**

SERVICE CHARGE

The tenant will be responsible for a pro rata share of the estate charges. Further details are available on application.

SALE TERMS

Price upon application to the Joint Selling Agent.

LEGAL COSTS

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

EPC

A Copy of the EPC for the property is available upon request.

Viewing And Further Information

Strictly by appointment with the Joint Agents:



020 7355 3558

IMPORTANT NOTICE (Date of Publication JANUARY 2018)

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