

FOR SALE / TO LET

**MODERN END TERRACED
WAREHOUSE WITH YARD**



44c COLVILLES PLACE, EAST KILBRIDE, G75 0PZ

- **Modern industrial unit with dedicated yard/parking**
- **Warehouse incorporates quality offices**
- **Adjacent to newly upgraded Strathaven Road**
- **Within established commercial/industrial area**
- **Popular unit size**
- **Excellent specification**
- **Offers over £340,000**
- **Rent £34,000pa**

Location

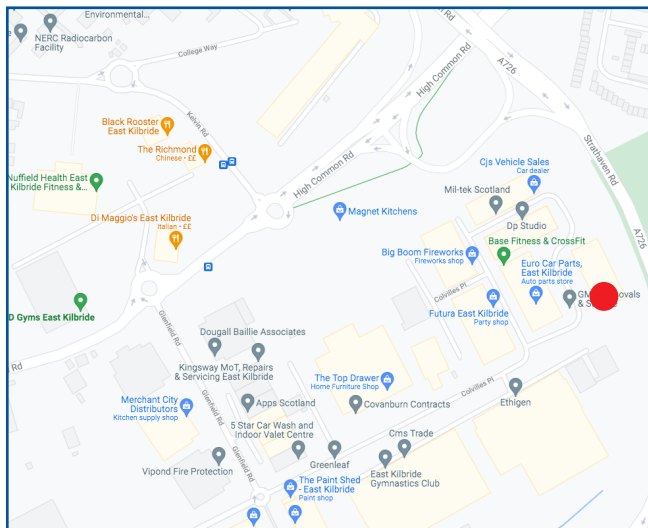
The property is located to the east of Colvilles Place, a short distance south of Stroud Road and within the Kelvin area of East Kilbride. Kelvin Industrial Estate is an established commercial/industrial location and is formed to the south-east of the town, a short distance west of Strathaven Road (A726) which forms the main arterial route on the eastern flank of the town.

The main access to the estate is from Stroud Road, which connects to Strathaven Road, a short distance to the north of the property. Strathaven Road in turn connects to both Queensway which is the main road passing through the centre of East Kilbride and to the A725 Kingsway which ultimately connects to the M74.

The unit is immediately adjacent to the newly upgraded Strathaven Road (A726) which is benefitting from a £23m investment to upgrade from a single to dual carriageway.

The property is an end terraced unit which is formed within a terrace three properties, with the two other occupiers being Eurotank Service Group, and Dingro.

Other occupiers in the area include Euro Car Parts, D+G Autocare and Sub Cool air conditioning.



Description

The property comprises a modern end terraced single storey industrial unit, constructed approximately 10 years ago and being of steel portal frame construction, finished in brick and insulated profiled metal cladding, and benefitting from a dedicated yard/parking area to the front.

The space benefits from the following specification:

- Open plan warehouse with 2 offices and toilet
- Insulated roof panels incorporating translucent roof lights
- Concrete floor with loading capacity of [TBC]
- Brick and insulated metal walls
- Electrically operated roller shutter door access (5m x 5m approx.)
- Clear wallhead height of 5.9m
- Security alarm system
- Gas heating via blower to warehouse and radiators to offices
- Fire alarm system
- Accessible toilet
- Secure yard/parking



Areas/Accommodation

In accordance with the current RICS Code of Measuring Practice, we calculate the property to extend to a total gross internal area of 454.05 sq m (4,887 sq ft).

Parking/yard

There is a good sized yard/parking area to the front of the property, which is formed of block pavements, with perimeter fencing of galvanised metal palisade fencing. Access is via a twin leaf gate and separate personnel gate.

Price

Offers over £340,000

Rent

Our client is seeking a full repairing and insuring lease at a rent of £34,000pa

Service charge

There is a service charge which covers estate charges – further details available via the letting/selling agent.

Rating

The property has a Rateable Value of £22,500.

The current Uniform Business Rate is £0.49.

VAT

We understand that VAT is payable on the rent and price, as well as other outgoings.

Energy Performance

The property has an EPC rating of [TBC].

Legal costs

Each party to bear their own legal costs, with the Tenant or Purchaser responsible for any LBTT due.

Viewing and further information

By contacting the Sole Agent:

Thomson Property Consultants
2nd Floor
180 West Regent Street
Glasgow
G2 4RW

Contact: Eric Thomson

Tel: 0141 611 9666

Email: eric@thomsonproperty.co.uk

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