

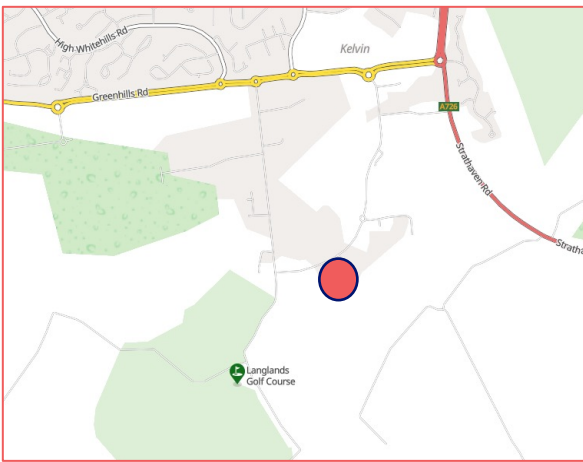


TO LET – MODERN STANDALONE INDUSTRIAL UNIT

10,053 SQ FT

UNIT 1 HURLAWCROOK ROAD,
KELVIN SOUTH INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0AP

- Located within the popular Kelvin South Ind Estate of East Kilbride
- Benefits from large shared secure yard
- 5m eaves rising to 6.25m at the pitch
- Generous staff / customer parking
- Available for immediate occupation
- Nearby occupiers include Sainsbury's, Bovil & Boyd, Advanced Tool Manufacturing, Re-Tek UK, Kone Cranes, Phoenix Utilities and Envirocare



LOCATION

Unit 1 Hurlawcrook Road is located within the Kelvin South Industrial Estate of East Kilbride approximately 3 miles south of the town centre and approximately 12 miles south of Glasgow city centre and benefits from the new dual carriageway and cycleway link from the A726.

Convenient access to the Southern Orbital road is provided that connects with the M77 travelling west as well as the A725 a short distance to the north that connects with the M74 via the Raith Interchange together with the M8 & M80 beyond.

Nearby occupiers include Sainsbury's, Bovil & Boyd, Advanced Tool Manufacturing, Re-Tek UK, Kone Cranes, Phoenix Utilities and Envirocare

DESCRIPTION

- Modern standalone industrial unit of steel portal frame construction
- 5m eaves rising to 6.25m at the pitch
- Externally benefits from generous staff / customer parking within a large shared secure yard
- Elevations and roof clad with insulated panel, the roof benefits from a high number of daylightings allowing for excellent levels of natural daylight
- 2 x gas blowers
- Electric vehicle access door of 4m wide x 4.23m high
- Benefits from existing office / tea-prep with mezzanine above and complete with male/ female and ambulant WC's

ACCOMMODATION

GIA	SQ M	SQ FT
Warehouse	838.83	9,029
Office	47.60	512
Mezzanine	47.60	512
TOTAL	934.03	10,053

BUSINESS RATES

RV: £47,750

EPC

F

VAT

The subjects are elected for VAT.

ASKING TERMS

The subjects are available on the basis of a new FRI lease with quoting information available upon request.

VIEWING & FURTHER INFORMATION

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