



TO LET
SELF-CONTAINED 1st FLOOR OFFICE / STUDIO

550 SQ FT

17 SPRINGBURN, COLLEGE MILTON, EAST KILBRIDE, G74 5NU

- Refurbished 1st floor accommodation
- Open-plan bright accommodation
- Generous parking to the front
- Prominent onto Glenburn Road
- **Quoting rent of £6,000 per annum**



LOCATION

Springburn Place is located within the popular College Milton Industrial Estate, benefitting from easy reach to both the M8 and M74 motorways. Situated approximately 1.5 miles to the west of East Kilbride town centre and merely 8 miles to the south of Glasgow.

The Hairmyres rail station is nearby, and several bus services operate on the adjacent A726 road.

DESCRIPTION

Self-contained first floor office / studio space.

Secure door entry at ground floor level.

Single staircase provides access to the 1st floor.

Recently refurbished open-plan accommodation with LED lights, perimeter power points, electric panel radiators complete with tea prep and a single WC.

ACCOMMODATION

51.10 sq m / 550 sq ft

BUSINESS RATES

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

EPC

Available on request

ASKING TERMS

The subjects are available on flexible terms at a rent of **£6,000 per annum**.

The rent is subject to VAT.

VIEWING & FURTHER INFORMATION

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