

# 14 & 16

## Singer Road



Kelvin Industrial Estate, East Kilbride, G75 0XS

**Refurbished Industrial/Warehouse premises**

To Let - 5,382 – 10,775 sq ft

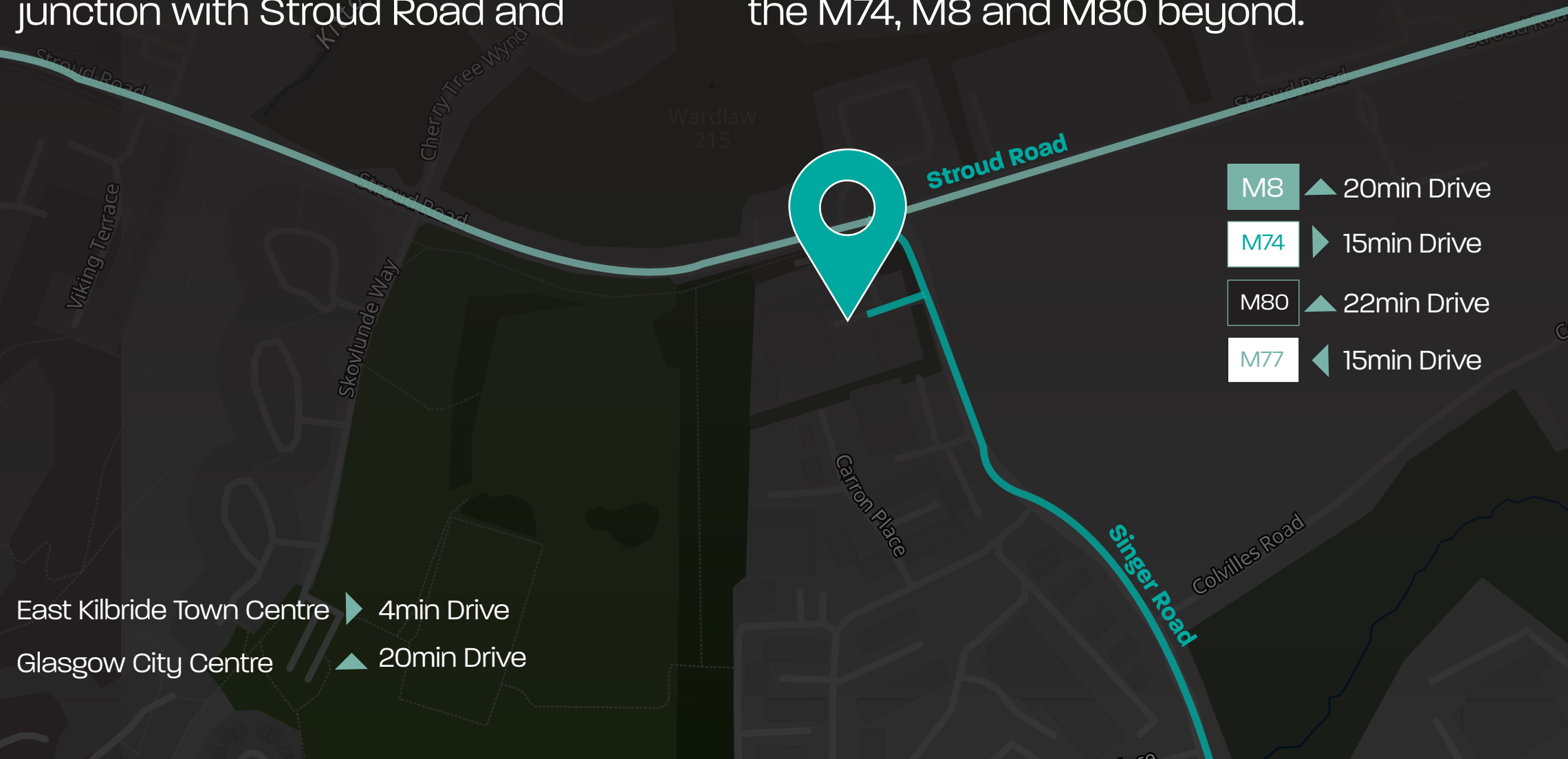
# Location

East Kilbride is Scotland's most successful new town and is situated just 10 miles south of Glasgow City Centre with a population of over 80,000 people.

The subject property is situated within the popular Kelvin Industrial Estate just 1.5 miles south of the town centre. More specifically the subjects command a highly prominent position on the south side of Singer Road close to its junction with Stroud Road and

immediately opposite Copart Vehicle Auctions new 31 acre site.

Convenient access to the Scottish Motorway Network is provided with the A725 East Kilbride Expressway only 2.5 miles north that connects with the M74, M8 and M80 beyond.



# Accommodation

GIA	SQ M	SQ FT
14 Singer	500.00	5,382
16 Singer	501.10	5,393
<b>Total</b>	<b>1,000.10</b>	<b>10,775</b>

The clear internal eaves height is **3.5m**.

## Business Rates

14 Singer	£22,000
16 Singer	£22,000

**EPC** - Available on request.

**VAT** - The subjects are elected for VAT.

## Asking Terms

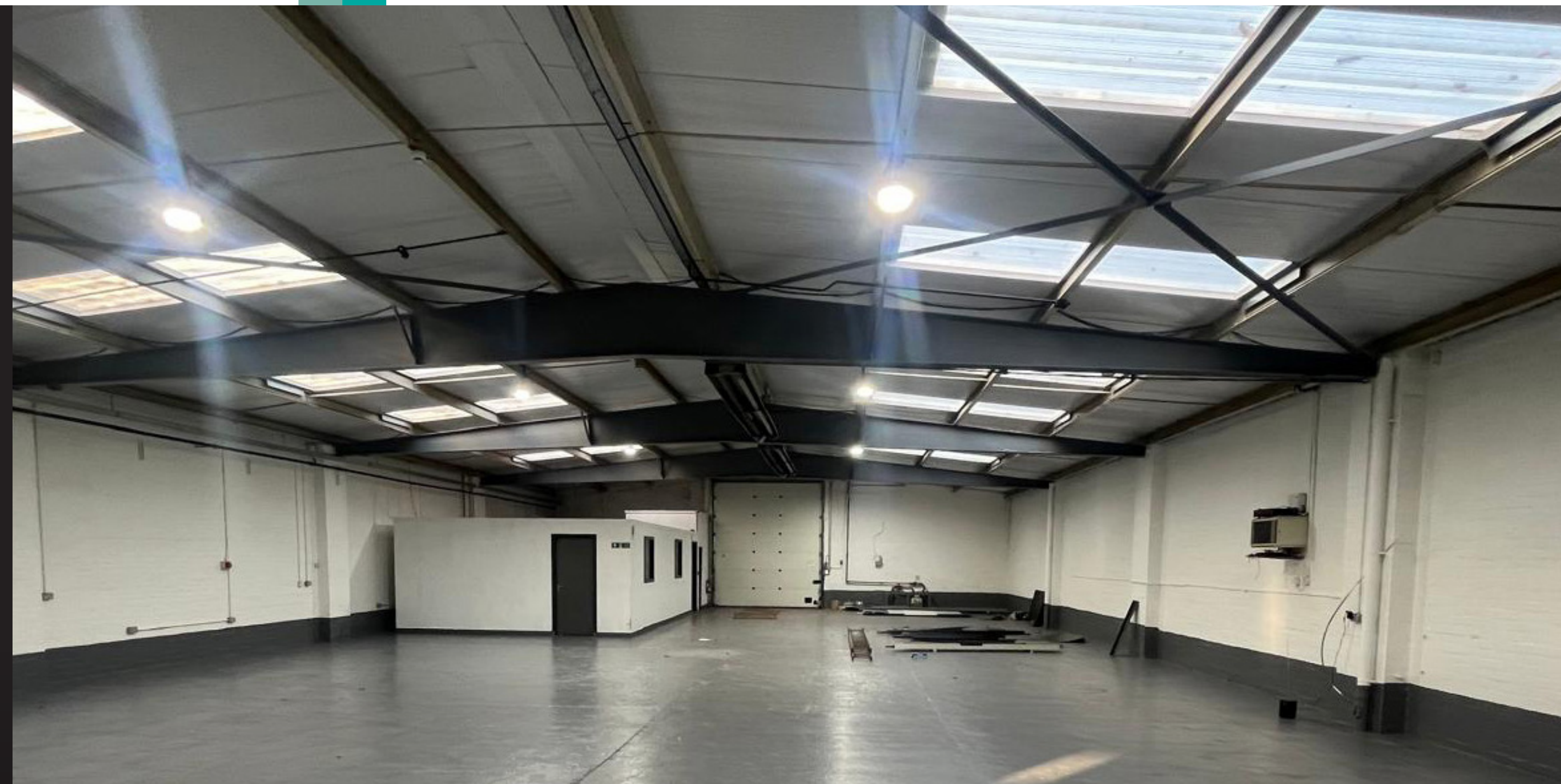
Available on FRI terms, separately or together, with quoting information available via the agents.

## Viewing And Further Information

Gregor Brown  
0141 212 0059  
gb@gmbrown.co.uk

G·M·BROWN

0141 212 0059  
WWW.GMBROWN.CO.UK



- 2 x refurbished industrial / warehouse premises of steel portal frame construction
- New insulated panel roof with sky lights
- Modern cladding on elevations
- Internally provides refurbished open-plan warehouse accommodation complete with offices, WC's, tea-preps
- The front elevations are highly prominent onto Singer Road
- To the rear single vehicle access doors open out onto large secure yard space
- Mains supplies to gas, electricity (3 phase) and water are provided

