



TO LET / FOR SALE MID-TERRACED WORKSHOP PREMISES

2,015 SQ FT

44 ARROTSKOLE ROAD
COLLEGE MILTON, EAST KILBRIDE, G74 5DN

- Mid-terraced unit
- Shared yard area to the front
- Excellent motorway connectivity
- Eligible for 100% rates relief
- Motor trade considered
- **£14,000 PA or o/o £140,000**



LOCATION

44 Arrotshole is located within the popular and established College Milton Industrial Estate of East Kilbride just 1.5 miles west of the town centre and approximately 8 miles south of Glasgow City Centre.

More specifically the subject property is located on the south side of Arrotshole Road by its junction with Hawbank Road. The A726 Queensway is a short distance south in turn providing access to the M77 motorway via the Southern Orbital Road.

The A725 is accessible 2 miles north-east and connects with the M74 via the Raith Interchange along with the M8 and M80 beyond.

Nearby public transport links are also provided with numerous bus services operating on Queensway whilst East Kilbride Railway Station is 1 mile west.

Neighbouring occupiers include Halfords, Howdens, Breedon, Clyde Fastners, Wonder World.

DESCRIPTION

- Mid-terraced workshop premises of steel portal frame construction
- Communal yard area to the the front
- Sliding concertina access door
- Internally provides open-plan accommodation with offices to the front complete with WC's to the rear
- Clear internal eaves height of 4 m

ACCOMMODATION

	sq m	sq ft
GIA	187.29	2,016

BUSINESS RATES

RV £8,800

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC - Available on request

ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£14,000 per annum**.

Offers over £140,000 are invited for our client's heritable interest with the benefit of vacant possession.

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract **MAY 2024**