

For Sale on a Freehold/Heritable basis

Prominently Positioned Mixed Use Property

1 Burley Place

East Kilbride

Extensive office / commercial and warehouse space including recently fitted children's day care facility

- GIA of approximately 17,620 sq ft (1,637 sq m)
- Overall site area of approximately 2.2 acres - low building to plot size ratio
- Part of the building has been recently fitted as children's day care facility with a secure outdoor play area and capacity for up to 70 children
- Warehouse accommodation of approximately 7,641 sq ft (710 sq m)
- Flexible office space of 4,137 sq ft (384 sq m)
- Planning consent granted in March 2022 for new build café of approximately 1,044 sq ft (97 sq m) at prominent / accessible position within site boundary
- Short term income being generated from part of the property
- Property is elected for VAT. It is likely that a sale will be by way of a TOGC

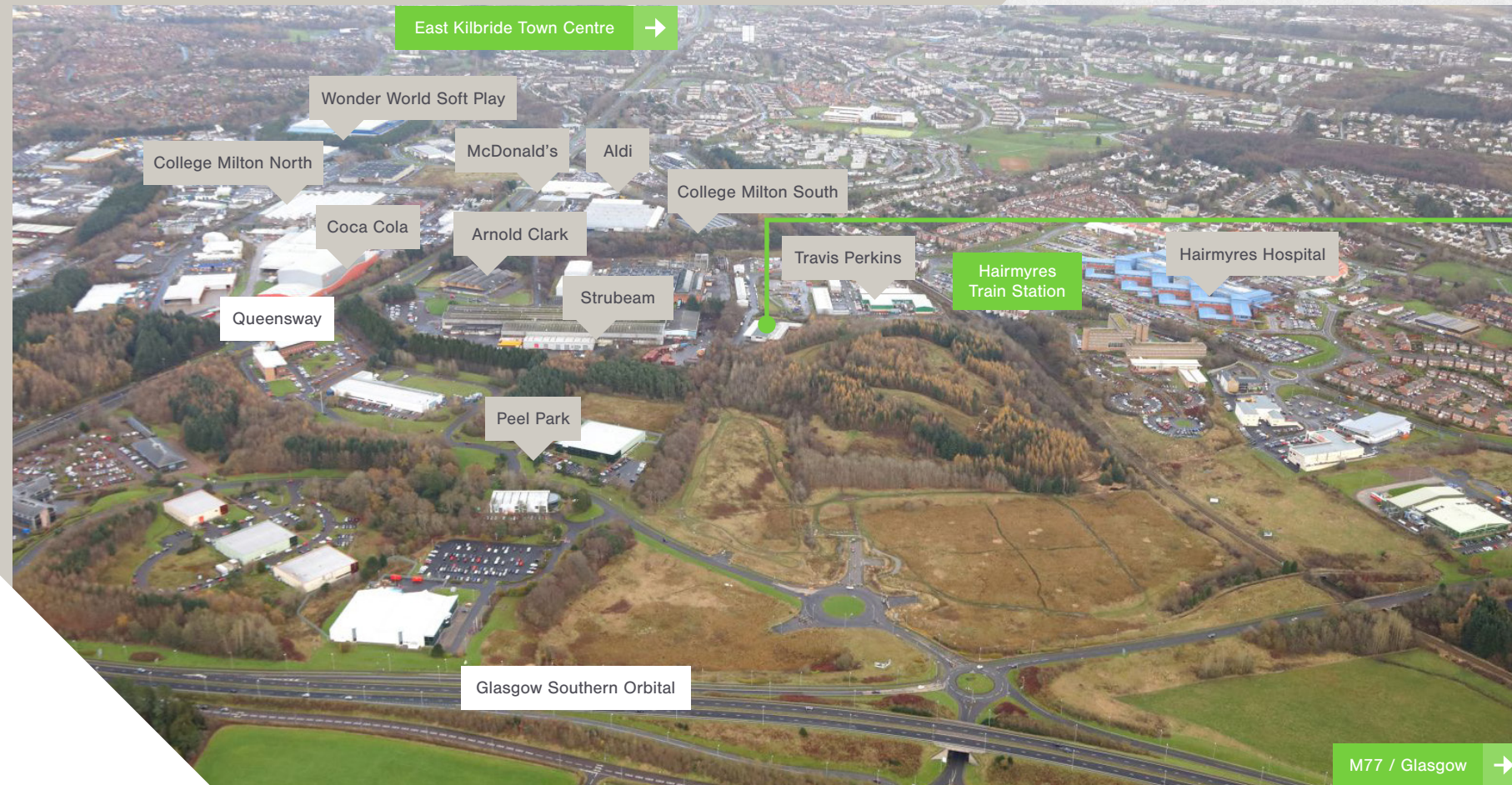
Offers Invited



1 Burley Place, College Milton South, East Kilbride G74 5LZ

Location

With a population of over 78,000 and growing, East Kilbride has the 5th largest settlement in Scotland. The town is located approximately 7 miles southeast of Glasgow and has excellent rail and road connectivity.



Situation

Burley Place is part of College Milton South, an established industrial and trade park estate located 1.7 miles from East Kilbride Town Centre.

College Milton South is accessed directly off of the A726 Queensway and positioned very close to the M77 / Southern Orbital Route which forms part of the principal road network around Glasgow and provides access to both the M74 and M8.

1 Burley Place

1 Burley Place was previously the bottling plant and offices for Coca Cola and now offers a mix of warehouse and office accommodation and a section which has recently been fitted as a children's nursery facility.

Burley Place has good access for pedestrians with footpath and footbridge links to Hairmyres Station and Peel Park.

The **children's nursery** space has been finished to a high standard providing secure internal and external play areas, commercial kitchen, staff room / offices, children's cloakroom, WC facilities and reception area. There is a separate surface car park for the day care facility which is secured by a metal palisade fence. The nursery is located immediately at the entrance to K-Woodlands and is an excellent fit for childcare businesses who specialise in the woodlands nursery sector.

The **warehouse** has a height of 5.6m to the underside of the roof and extends to approximately 7,641 sq ft with a canopied area of around 3,983 sq ft (370 sq m).

The **office accommodation** is accessed via the main car park into a generous reception area with a variety of office suites positioned off a central corridor. The office space has been refurbished with modern suspended ceilings and lighting, floor coverings and electric wall panel heating.



The site is enclosed by a metal palisade fence and there are a number of lighting columns around the property. The car parks are surfaced.

We are informed that the accommodation has the following Gross Internal floor areas;

Floor	Sq Ft	Sq M
Children's Day Care	5,842	542.7
Warehouse	7,641	709.9
Warehouse Canopy	3,983	370.0
Offices	4,137	384.3

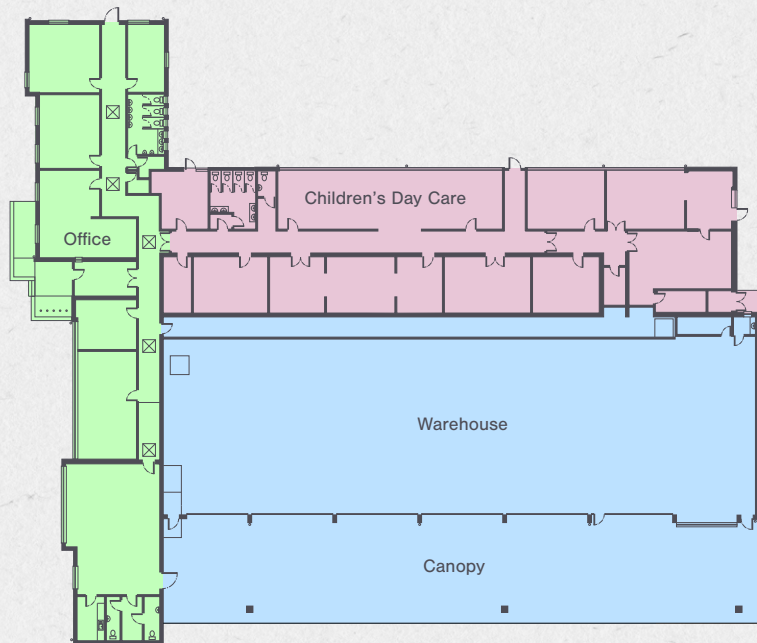


Tenancy

Short term arrangements are in place in respect of the warehouse and part of the office accommodation is currently being used as a gym. There is a further short term office tenant. Vacant possession can be secured and details of the agreements can be provided on request.

Opportunity

A purchase of Burley Place offers an exceptional opportunity to create a first class mixed use investment or for an owner occupier to secure premises and land in one of East Kilbride's best located trading locations.



One Burley Place

1 Burley Place, College Milton South,
East Kilbride G74 5LZ



Tenure

The property is being sold on a Freehold / Heritable basis.

VAT

We are informed that the property is elected for VAT.

Proposal

Offers are invited for the Heritable interest in the property. As a VAT elected property it is anticipated that any sale will be conducted by way of a TOGC.

Anti Money Laundering

In accordance with Anti Money Laundering regulations, the successful purchaser will be required to produce 2 forms of identification and provide confirmation of their source of funding. This will be required at the point where Heads of Terms have been agreed.

Viewing

Viewings are to be arranged strictly by appointment via the selling agent:

McParlane & Company
Commercial Property Consultants

Stephen McParlane
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www.mcparlane.co.uk



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