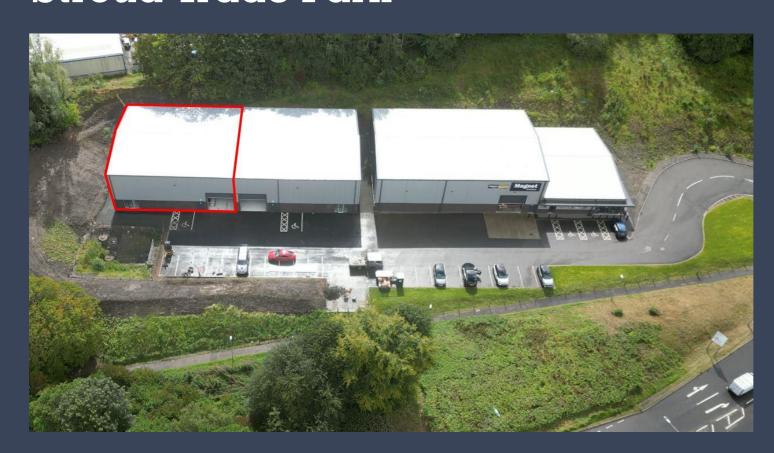


### Industrial Trade Counter Unit To Let

Unit C Stroud Trade Park East Kilbride Glasgow G75 0RA

## Stroud Trade Park





Located in East Kilbride's Principal trading area



New build, high quality unit



Dedicated service/delivery area



Dedicated customer parking

**New Build Trade Counter Unit** 

4,500 sq ft (418.06 sq m)

**AVAILABLE NOW** 

#### **Industrial Trade Counter Unit To Let**

#### Location

The site is located at Stroud Trade Park, East Kilbride at the Gateway to Kelvin Industrial Estate, East Kilbride's principal industrial area and located directly opposite a leisure and food retail park. There is direct access from the dedicated roundabout on Stroud Road.

Access is provided to Glasgow via the East Kilbride Expressway connecting to the M74 motorway and the M8 motorway providing access to Edinburgh.

#### **Specification**

- New build high bay warehouse/trade counter unit
- EPC 'A' rated
- 34 kN/sq m floor loading and fully serviced shells
- Dedicated customer parking
- Dedicated service delivery areas

#### **Accommodation**

	Sq Ft	Sq M
Unit C – Available	c.4,500 sq ft	418.06
Unit B - Express Bi Folding Doors		
Unit A - Magnet Kitchens		

#### **Terms**

The premises is available by way of a new Full Repairing and Insuring lease.

#### **VAT**

VAT, if applicable will be charged at the standard rate.

#### **Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.





# To find out more, please get in touch

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- Identification and verification of ultimate beneficial owners.
- 3. Satisfactory proof of the source of funds for the Buyers / funders / lessee

