



To Let

Industrial and Office Accommodation

**1 Glenburn Road
College Milton North Industrial Estate
East Kilbride G74 5BA**

A&G
Property Group

- Easy access to GSO and motorway network
- Eaves height 4.5 M
- Range of floor areas and layouts available
- Sat Nav G74 5BA

+44 (0)141 333 1866
agpropertygroup.com

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Location

East Kilbride is served by the A725 expressway, with easy access to the M74 (Carlisle and the south), at Junction 5, to the M73 (Stirling and the north) and the M8 (Glasgow and Edinburgh) motorway networks. College Milton North is one of East Kilbride's principal industrial areas; nearby amenities include a Holiday Inn Hotel, McDonald's and KFC and Queensway Retail Park. The retail mix will be further enhanced by the development of a c.60,000 sq ft superstore, immediately to the south west of the subjects.

Specification:

Industrial

- Eaves Height 4.5 metres (14 feet)
- Roller shutter doors
- Sodium beam light fittings
- Gas fired water heaters
- Secure Yard area

Office

- Suspended ceilings with recessed lighting
- Perimeter trunking
- Carpeted throughout
- Gas fired central heating



Terms

The premises are available on new flexible lease terms on a competitive rental basis. Further details are available on request.

Legal Costs

Each party will be liable for their own legal and professional costs during the completion of the lease documentation, with the tenant responsible for any Land and Building Transaction Tax (LBTT), registration dues and fees incurred thereon.

VAT

All figures stated verbally or written will be subject to VAT if applicable.

EPC

The property has an EPC Rating of 'C'. A copy of the buildings Energy Performance Certificate is available on request.

Enquiries & Viewings

For further information or to arrange a viewing please contact the letting agent.

A&G

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