DM HALL

# For Sale

## Self Contained Industrial Workshop

16 Wilson Place,
East Kilbride,
G74 4QD

125.42 sq m
(1,350 sq ft)

# Property Details

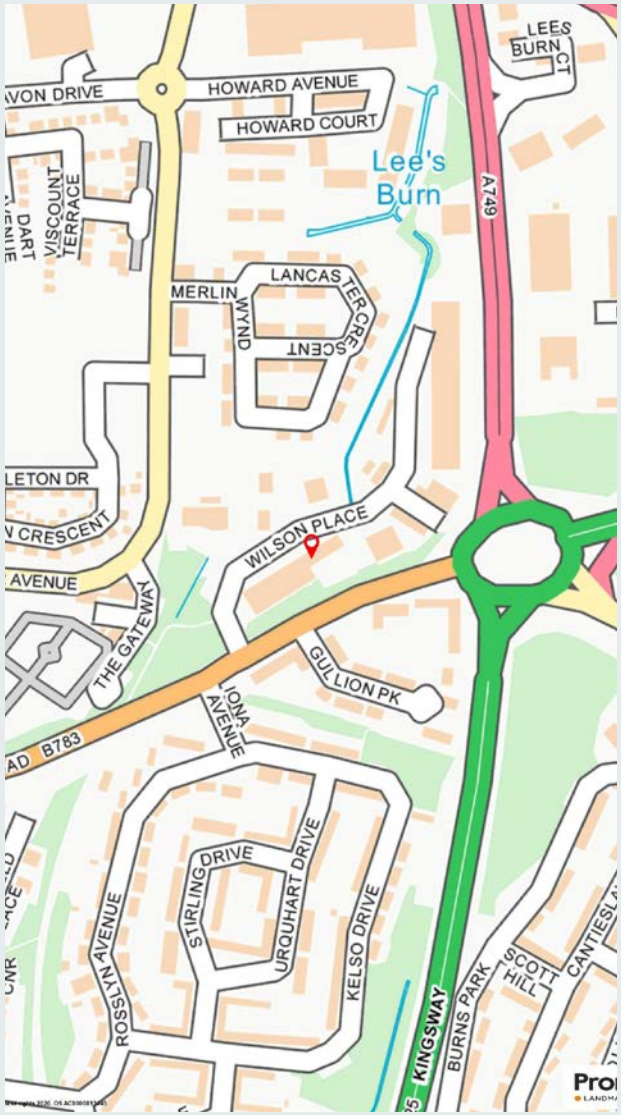
- Popular industrial location.
- Good accessibility to major road/ motorway network.
- Potential to for enclosed private yard.
- 100% rates relief, subject to occupier status.
- Offers over £95,000 are invited.

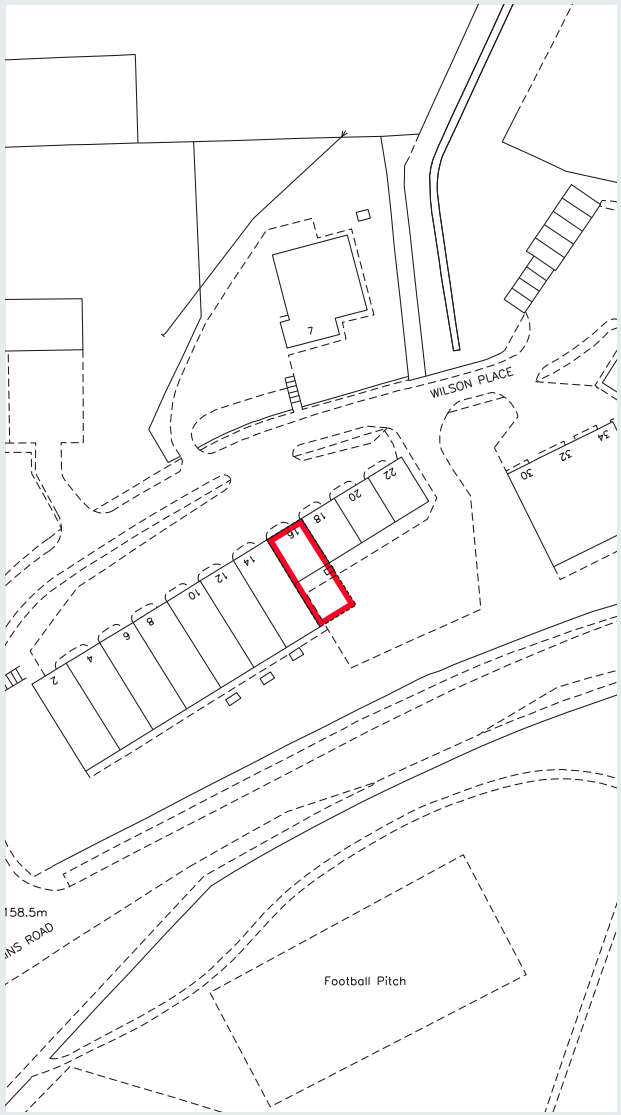
## LOCATION

The property is situated on Wilson Place, accessed via East Mains Road (B783), just south of Nerston Industrial Estate in East Kilbride. The area is a well-established industrial location with nearby occupiers including S&S Steel Scotland, Damada Group, Blue Parrot Events, Asbestos Building Surveys, and a mix of local industrial businesses.

Wilson Place offers a variety of unit sizes suitable for small to medium occupiers and benefits from convenient access to the A725 Expressway, linking to the town centre and wider road network, including the A726. East Kilbride is approximately 10 miles southeast of Glasgow City Centre, with good public transport connections, including a main railway line to Glasgow

The approximate location of the subjects is shown on the appended street plan.



# Property Details

## DESCRIPTION

The subjects comprise a mid-terrace industrial unit dating from the 1960s, constructed in brick with rendered and facing brick elevations under a pitched steel-framed roof. The property features a combined pedestrian and vehicular roller shutter access to the front (approx. 3.41m height) and separate pedestrian access to the rear.

Internally, the unit provides a largely open-plan workshop with WC, kitchen, store, and a mezzanine office at the rear.

The title includes exclusive rights to a rear yard/parking area of approximately 0.025 acres (0.01 hectares).

## ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

| Floor | Accommodation | sq m | sq ft |
|---|---|---|---|
| Ground | Workshop | 100.08 | 1,077 |
| Mezzanine | Office | 25.34 | 273 |
| **Total** | | **125.42** | **1,350** |

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,750.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## SALE TERMS

Offers over £95,000 are invited for the purchase of our client's heritable interest in the premises.

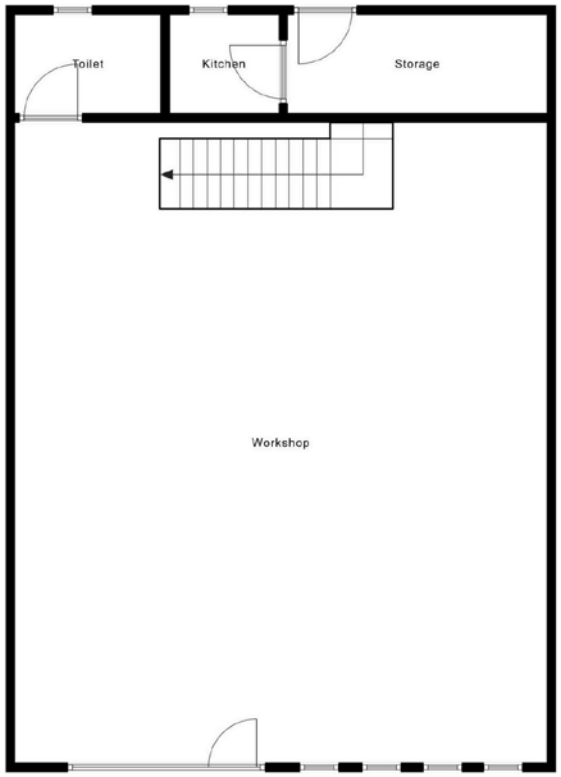
# Property Details

**LEGAL COSTS**
Each party will be responsible for paying their own legal costs incurred in this transaction.

**VAT**
All prices quoted are exclusive of VAT which may be chargeable.

**VIEWING ARRANGEMENTS**
Strictly by contacting the sole selling/letting agents.

**ANTI-MONEY LAUNDERING**
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.




FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

# Make an enquiry

Jacqueline Towie Assoc RICS
01698 284939
Jacqueline.Towie@dmhall.co.uk

**DM Hall Commercial Department**
Unit 3 Cadzow Park, 82 Muir Street
Hamilton, ML2 6BJ
01698 284 939

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