



43 Carron Place, East Kilbride G75 0YL

TO LET

Warehouse with Trade Counter, Offices
and Mezzanine

**2,564 Sq Ft
(238 Sq M)**

DESCRIPTION

The unit is of steel portal frame construction with block walls and roof of insulated profile cladding with translucent panels providing natural daylight. Internally the unit comprises a warehouse with a mezzanine floor over part, trade counter/ showroom and ancillary office and staff accommodation. Vehicular access is taken from the yard via a concertina door into the warehouse. Pedestrian access is possible from both the yard and Carron Place.

- ✓ End of terrace
- ✓ Minimum 3.6 metre eaves height
- ✓ Trade counter 495 sq ft (46.02 sq m)
- ✓ Office 194 sq ft (18.00 sq m)
- ✓ Large shared yard and car parking



LOCATION

East Kilbride is located around 12 miles south east of Glasgow city centre. The town has good accessibility to both the M8 and M74 via the A725 dual carriageway. Kelvin Industrial Estate is an established industrial and trade counter location approximately 2 miles from the town centre.

The unit occupies a prominent position fronting onto Carron Place.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	2,161	201
Mezzanine	403	37
Total	2,564	238

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

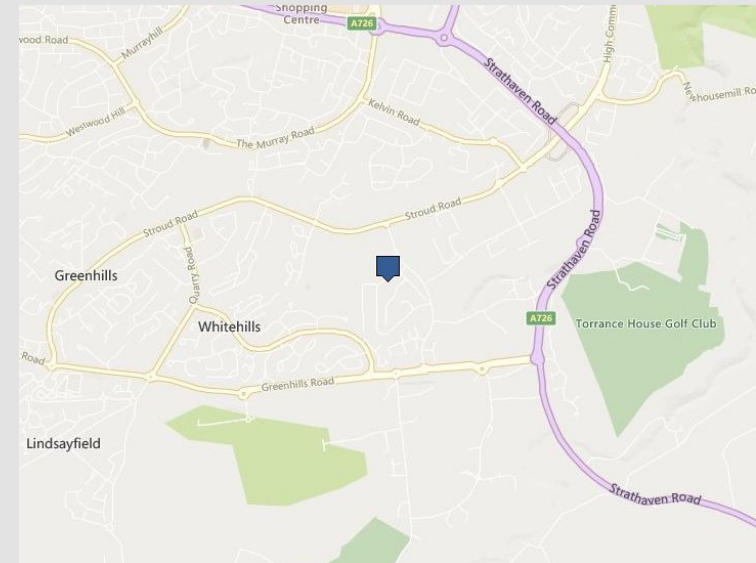
BUSINESS RATES

The Rateable Value is £9,400.

TERMS

The unit is held on a lease until 15 June 2023 at a passing rent of £10,750 pa. The lease is available to assign or sub let.

EPC TBC



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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