



1 James Watt Place

East Kilbride, Glasgow, G74 5HG

End terraced unit with parking/ yard

1,923 sq ft
(178.65 sq m)

- Qualifies for 100% rates relief
- Prominent building at entrance to estate
- Under refurbishment - due to complete Q2 2026

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Summary

Available Size	1,923 sq ft
Rent	£17,500 per annum
Rateable Value	£8,800 Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Car Parking	Dedicated parking to the front of the unit.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	There is a small estates charge payable.
EPC Rating	C

Description

The subject property comprises an end terraced single storey industrial unit, constructed of brick, clad in metal and having a flat roof, incorporating pitched glazed roof lights. To the front of the property is a parking area formed of tarmac, whilst to the rear is a small storage compound enclosed by a galvanised metal post and chainlink fence.

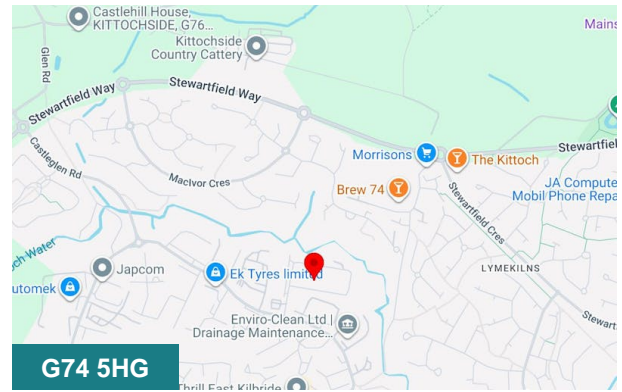
Vehicular access to the unit is via a concertina style door, being approximately 3.15m wide and 4.00m high.

Internally, the unit has been subdivided to form main workshop area with existing office fit out. Male and female toilets are formed to the rear. Heating to the main unit is via a gas hot air blower.

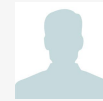
Location

The property is located immediately to the west of James Watt Place, a short distance north of Hawbank Road and within the College Milton area of East Kilbride. College Milton is a popular and established commercial/industrial location and is formed to the north west of the town, a short distance north of Queensway (A761) which forms the main arterial route passing through the town. This links to the East Kilbride Expressway which in turn connects to the M74 at Junction 5 (Raith Interchange).

The main access to the College Milton area from Queensway is via West Mains Road (B761), with the entrance to James Watt Place being via Arrotshole Road and Hawbank Road.



Viewing & Further Information



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