

TO LET - INDUSTRIAL

40 - 42 ARROTSKOLE ROAD

COLLEGE MILTON IND ESTATE, EAST KILBRIDE, G74 5DP



KEY HIGHLIGHTS

- 4,083 sq ft
- Established motor trade pitch
- Communal yard / parking provided to the front
- Fitted garage premises located within the popular College Milton Ind Estate of East Kilbride
- Prominent position with high levels of passing traffic
- Available on new FRI lease - £35,000 per annum

SUMMARY

Available Size	4,083 sq ft
Rent	£35,000 per annum
Rates Payable	£9,213 per annum
Rateable Value	£18,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced double bay industrial unit of steel portal frame construction.

Externally benefits from 2 x vehicle access doors.

Internally provides open-plan accommodation complete with front office / waiting area, WC's, tea-prep and mezznaine storage.

Mains supplies to gas, water and electricity (3 x phase provided).

LOCATION

Arrotshole is located within the popular and established College Milton Industrial Estate of East Kilbride just 1.5 miles west of the town centre and approximately 8 miles south of Glasgow City Centre.

More specifically the subject property is located on the south side of Arrotshole Road by its junction with Hawbank Road.

The A726 Queensway is a short distance south in turn providing access to the M77 motorway via the Southern Orbital Road.

The A725 is accessible 2 miles north-east and connects with the M74 via the Raith Interchange along with the M8 and M80 beyond.

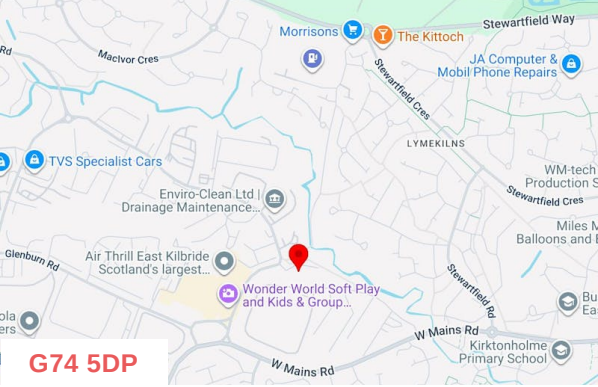
Nearby public transport links are also provided with numerous bus services operating on Queensway whilst East Kilbride Railway Station is 1 mile west.

Neighbouring occupiers include Howdens, Breedon Aggregates, Clyde Fasteners and Wonder World.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,083	379.32	Available
Total	4,083	379.32	



VIEWING & FURTHER INFORMATION

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