

# To Let

**Stroud Trade Park, Stroud Road, East Kilbride, G75  
0RA**

4,500 to 9,000 sq ft (418.06 to 836.13 sq m)

- New Build Industrial Accommodation
- High Bay Warehouse and Trade Counter
- Direct Access
- EPC 'A'

**First Unit Let to Magnet**



## Location

The development site is located at the gateway to East Kilbride's principle industrial area and directly opposite a leisure and food park. Located 1 mile to the south of East Kilbride town centre and approximately 12 miles south of Glasgow city centre, the new units are prime for both a trade counter operator or storage and distribution facility. The subjects are in close proximity to the recently completed Glasgow Southern Orbital road linking the M77 to East Kilbride and leading to the A725/M74 Raith interchange and the M8 motorway, thus providing access to Central Scotland.

## Specification

- Dedicated customer carparking
- Service delivery areas
- 34N/m2 floor loading
- Fully serviced shells
- Direct access from roundabout on main road
- New Build

## Accommodation

The two available premises are of modern steel frame construction and built to a very high standard. Both will benefit from a floor loading capacity of 34kN/m2, EPC A credentials and fully serviced shells. Ample dedicated customer parking facilities and service delivery areas are provided to the front of the units and the fantastic visibility from Stroud road allows for unrivalled advertising potential for trade counter occupiers.

| Description | Size        | Availability |
|-------------|-------------|--------------|
| Unit B      | 4,500 sq ft | Available    |
| Unit C      | 4,500 sq ft | Available    |

## Tenure

The properties are available to lease on Full Repairing and Insuring terms for a duration to be agreed by the parties. Further details available upon request.

## Legal Costs

Each party will be responsible for their own legal costs, with any ingoing tenants responsible for any land and buildings transaction tax or registration fees.

## EPC

To be formally assessed.

## EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

## Rent

Rent on Application



## Contacts

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