

# TO LET - INDUSTRIAL

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SITE A

7 LAW PLACE, NERSTON INDUSTRIAL ESTATE, GLASGOW, G74 4QL



## KEY HIGHLIGHTS

- 11,325 sq ft
- Prominent roadside visibility
- Excellent transport links
- Existing office premises
- Benefits from Class 6 Planning

## SUMMARY

Available Size	11,325 sq ft
Business Rates	The subjects are to be reassessed subject to completion of works.
VAT	Applicable
EPC Rating	Upon enquiry

## DESCRIPTION

The subjects comprise a sizeable secure yard benefitting from an existing office premises and secure vehicular access via Law Place.

The subjects consist of a hard-covered yard, currently utilised for staff parking as well as a standalone site office.

The site-office benefits from a reception area upon entry, multiple meeting/office spaces throughout and both male and female W/C and changing facilities. A kitchen prep area is also available towards the rear.

The site extends to approximately 0.26 acres (0.11 Hectares) and is secured by way of steel fencing with a communal access route servicing the container park to the rear.

## LOCATION

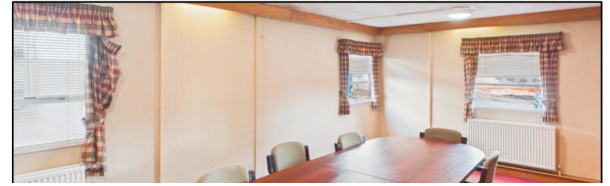
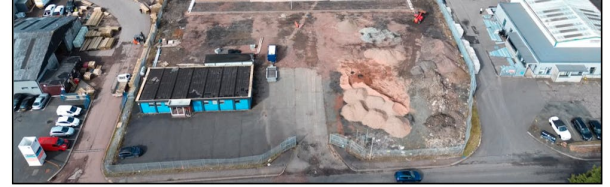
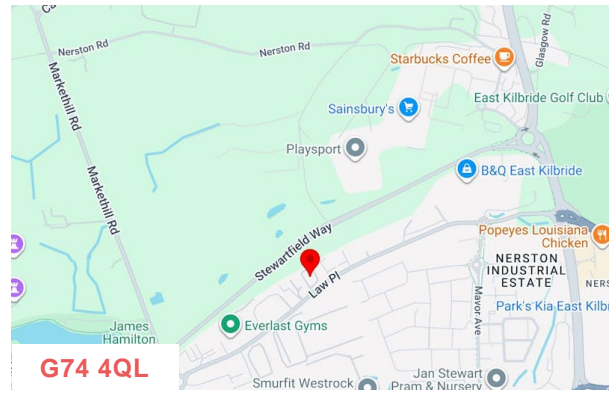
East Kilbride is located approximately 7.8 miles south of Glasgow City Centre, held within South Lanarkshire's Council district. East Kilbride benefits from strong transport links with the M77 located nearby, providing access to Glasgow City Centre. The East Kilbride Expressway also provides access to the M74 motorway and Scotland's wider motorway network. East Kilbride Train Station is located approximately 1.2 miles from the subject property and offers frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent position on Law Place which acts as one of the main manufacturing & distribution hubs in East Kilbride. The surrounding area benefits from strong commercial operators such as B&Q, Aldi and The Range.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Office Suite	2,396	222.60	Available
Outdoor - Secure Yard	8,929	829.53	Available
<b>Total</b>	<b>11,325</b>	<b>1,052.13</b>	



Border Lines Are For Indicative Purposes Only



## VIEWING & FURTHER INFORMATION

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