

TO LET - INDUSTRIAL

1B YOUNG PLACE

KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0TD



KEY HIGHLIGHTS

- 2,215 to 4,430 sq ft
- High spec new build industrial units
- 6.75m eaves
- First year rates free
- Available for immediate occupation
- Generous communal yard / parking
- Excellent motorway links

SUMMARY

Available Size	2,215 to 4,430 sq ft
Rent	£26,580 - £53,160 per annum
Business Rates	The units require to be assessed for rates, however, an incoming tenant will benefit from the first year rates free.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Phase 1 of 1B Young Place comprises a new-build terrace of 5 x high spec industrial units.

The units are of steel portal frame construction clad with modern insulated panels with insulated panel roof incorporating roof lights allowing for excellent levels of natural daylight.

Externally benefits from generous staff / customer parking and yard space.

Benefits from attractive glazed entrance and internally provides main open-plan warehouse accommodation with 6.75m eaves and LED lights.

Each units has an ambulant WC and kitchen tea-prep area.

Mains supplies to gas, water and 3 phase power provided.

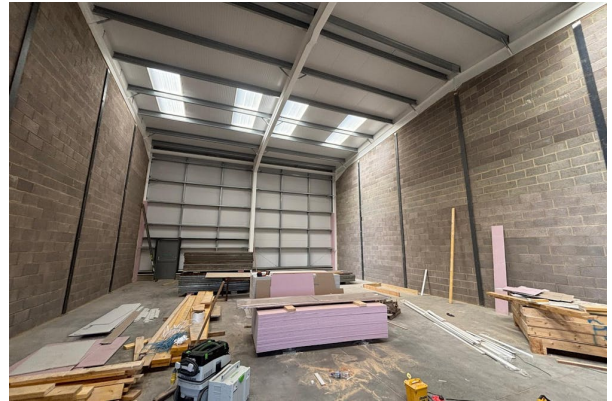
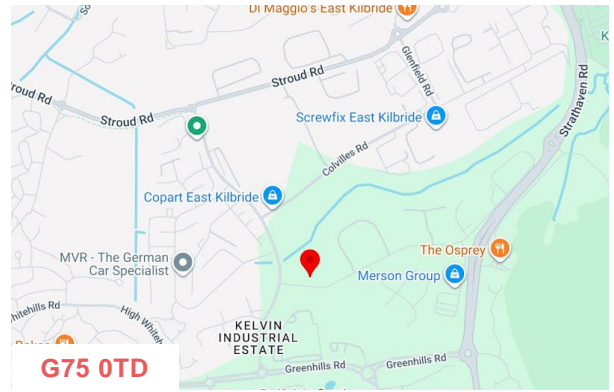
LOCATION

Young Place is located within the Kelvin Industrial Estate, set in an attractive landscaped environment. The location offers excellent road links, with access to the M74 motorway available via Junction 5 through the A725 East Kilbride Expressway. Additionally, the A725 connects to the M8 motorway, providing direct access to the national motorway network at the Baillieston Interchange. The A726 Glasgow Southern Orbital Road offers access to the M77, leading to Glasgow and Ayrshire.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	2,215	205.78	Available
Unit - 3	2,215	205.78	Available
Total	4,430	411.56	



VIEWING & FURTHER INFORMATION

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