

## TO LET - INDUSTRIAL / TRADE COUNTER

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SINGER ROAD

KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0XS



### KEY HIGHLIGHTS

- 2,144 sq ft
- Benefits from existing offices
- Excellent rear service yards
- Due for refurbishment
- Eligible for 100% rates relief

## SUMMARY

Available Size	2,144 sq ft
Rent	£18,000 per annum
Business Rates	Some occupiers will be eligible for 100% rates relief under Small Business Bonus Scheme.
Service Charge	To be confirmed
Car Parking	N/A
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



## DESCRIPTION

Singer Road comprises 3 x industrial terraces of light industrial units of steel portal frame construction. The units benefit from rear loading access with separate access for staff / personnel. Existing office space provided.

Internally the units are typically open plan complete with male and female WC's, some have office space already fitted out.

## LOCATION

The estate is situated within the Kelvin Industrial Estate, just off of Stroud Road, benefitting from easy access to both the M8 and M74 motorways. Singer Road is around 1.5 miles south-east of East Kilbride town centre and just 12 miles south of Glasgow.

## ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 24	2,144	199.18	Let
Unit - 22	2,110	196.03	Available
<b>Total</b>	<b>4,254</b>	<b>395.21</b>	



## VIEWING & FURTHER INFORMATION

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