

FOR SALE

Prominent Industrial Premises

GIA: 802.62 SQM (8,638 SQFT)

Attractive Blend of Warehouse and Office Space

Situated Within An Established Industrial Location

Benefits From Excellent Transport Links

Long Ground Lease in Place

Sale Price: Offers In Excess of
£375,000



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Boundary Lines For
Indicative Purposes

10 LITHGOW PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 1PW

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molianri@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

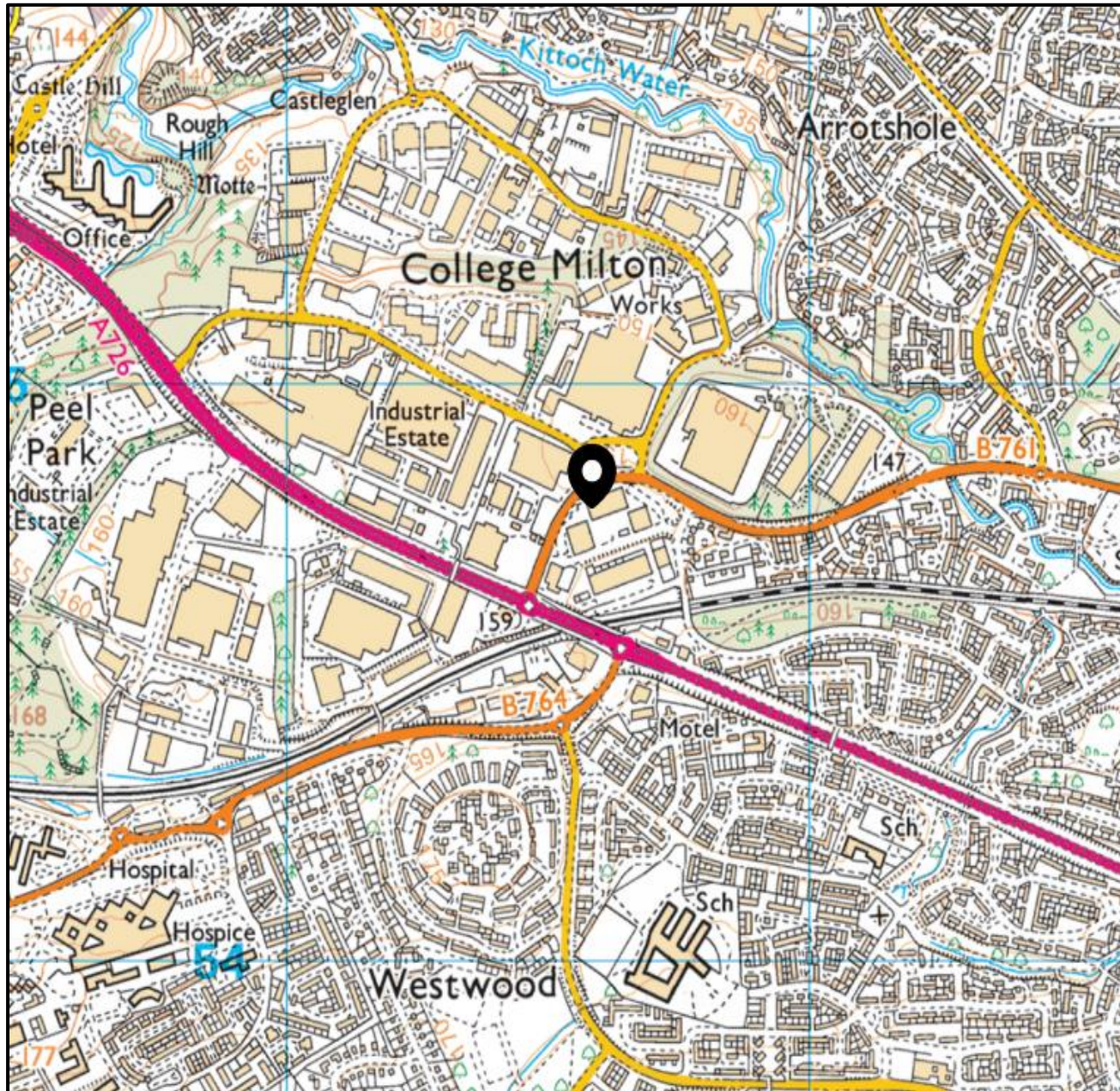
| 0141 331 2807 – 07920 824408
| 0141 331 2807 - 07551 173132





Location

10 LITHGOW PLACE, COLLEGE MILTON, EAST KILBRIDE,
G74 1PW



The subjects are located within the town of East Kilbride, approximately 10 miles southeast of Glasgow City Centre, forming part of South Lanarkshire's council district.

East Kilbride benefits from excellent transport links with the Queensway nearby, linking the subjects to Glasgow, the M77 and Scotland's wider motorway network. Hairmyres Train Station, located approximately 0.3 miles from the subjects, offers frequent services to Glasgow Central Station.

East Kilbride has recently undergone significant investment, with the East Kilbride to Glasgow Central train line being part of a major £144 million investment which was completed in December 2025. The improvements include the introduction of modern electric trainlines and newly accessible stations at Hairmyres and East Kilbride.

More specifically, the subjects occupy a prominent position within College Milton Industrial Estate which acts as one of East Kilbride's premier industrial locations. The surrounding area consist of a blend of residential and commercial occupiers including Coca Cola, J&W Carpets and CVH Spirits.



[CLICK HERE FOR LOCATION](#)



Description

10 LITHGOW PLACE, COLLEGE MILTON, EAST KILBRIDE,
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The subjects comprise a mid terraced industrial warehouse of steel portal frame construction, surmounted by a pitched sheet metal roof. The premises benefits from a customer entrance fronting onto W Mains Road as well as a vehicular roller shutter to the rear of the property accessible via Lithgow Place.

Internally, the subjects consist of an open plan warehouse benefitting from a concrete floor finish with a combination of translucent paneled lighting and strip LED lighting throughout. The warehouse benefits from an eaves height of 4.66m as well as a small mezzanine storage area towards the rear.

This is further complemented by an office provision spanning across ground and first floor level. The accommodation consist of a mixture of open plan and cellular office space benefitting from a carpet floor covering and fluorescent LED lighting throughout. A kitchen prep area and W/C facilities can be found within.

A communal yard can be found to the rear, spanning approximately 0.01 hectares (0.03 acres), suitable for large good deliveries.

ACCOMMODATION

Accommodation	SQM	SQFT
Ground - Warehouse	530.02	5,705
Ground – Office	130.03	1,309
First – Office	142.57	1,534
Total	802.62	8,638

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).





Floor Plans

10 LITHGOW PLACE, COLLEGE MILTON, EAST KILBRIDE,
G74 1PW



Ground Floor



First Floor

Floor Plans Are For
Indicative Purposes Only



SALE PRICE

Our client is looking for offers in excess of £375,000 for their leasehold interest in the subject property.

GROUND LEASE

A ground lease is currently in place over the subjects. Further details can be provided by the agent upon request.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The prospective purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

Unless stated, all figures quoted are exclusive of VAT

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value is £46,250. The rate poundage for 2026/2027 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 8244208



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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