

## TO LET - INDUSTRIAL

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39-41 CARRON PLACE

KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0YL



### KEY HIGHLIGHTS

- 11,074 sq ft
- Benefits from 0.4 acre surfaced secure yard
- New FRI lease available - £72,000 per annum
- Fully refurbished to a high standard
- Eaves height of 3.94M rising to 4.63M at the pitch
- Available for immediate occupation

## SUMMARY

Available Size	11,074 sq ft
Rent	£72,000 per annum
Rates Payable	£22,991 per annum
Rateable Value	£41,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

End-terraced industrial premises of steel portal frame construction.

The subjects have been refurbished in recent times with a new insulated panel roof incorporating light panels, allowing for excellent levels of natural daylight. The elevations have been over-clad that provides an attractive modern appearance.

Internally provides two connecting open-plan bays both electric vehicle access doors of 3.8m high x 3.55m wide that open out onto a secure yard extending to 0.4 acres secured by palisade fencing.

The subjects are complete with LED lighting throughout, WC facilities and mains supplies to gas and three phase power.

## LOCATION

Carron Place is located within the Kelvin Industrial Estate of East Kilbride approx. 3 miles south of the town centre and 12 miles south of Glasgow city centre and benefits from the new dual carriageway and cycleway link from the A726.

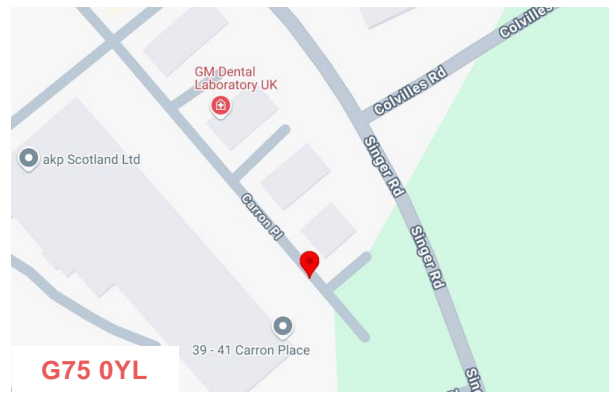
Convenient access to the Southern Orbital road is provided that connects with the M77 travelling west as well as the A725 a short distance to the north that connects with the M74 via the Raith Interchange together with the M8 & M80 beyond.

Nearby occupiers include AKP, Copart East Kilbride, Vivisol, Aver Generics, Foodservice Equipment Marketing and M Squared.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 39 & 41	11,074	1,028.81	Available
<b>Total</b>	<b>11,074</b>	<b>1,028.81</b>	



## VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk