

TO LET

Industrial Premises

GIA: 731.05 SQM (7,869 SQFT)

High Quality Industrial Unit

Recently Undergone Extensive Refurbishment

Located Within a Well-Established Industrial Location

Benefits From An Attractive Blend of Warehouse and Office Space

Close Proximity To M74 Motorway and Scotland's Wider Motorway Network

Rent: OIEO: £42,000 per annum (NO VAT)



[CLICK HERE FOR VIRTUAL TOUR!](#)



35 JAMES WATT PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5HG

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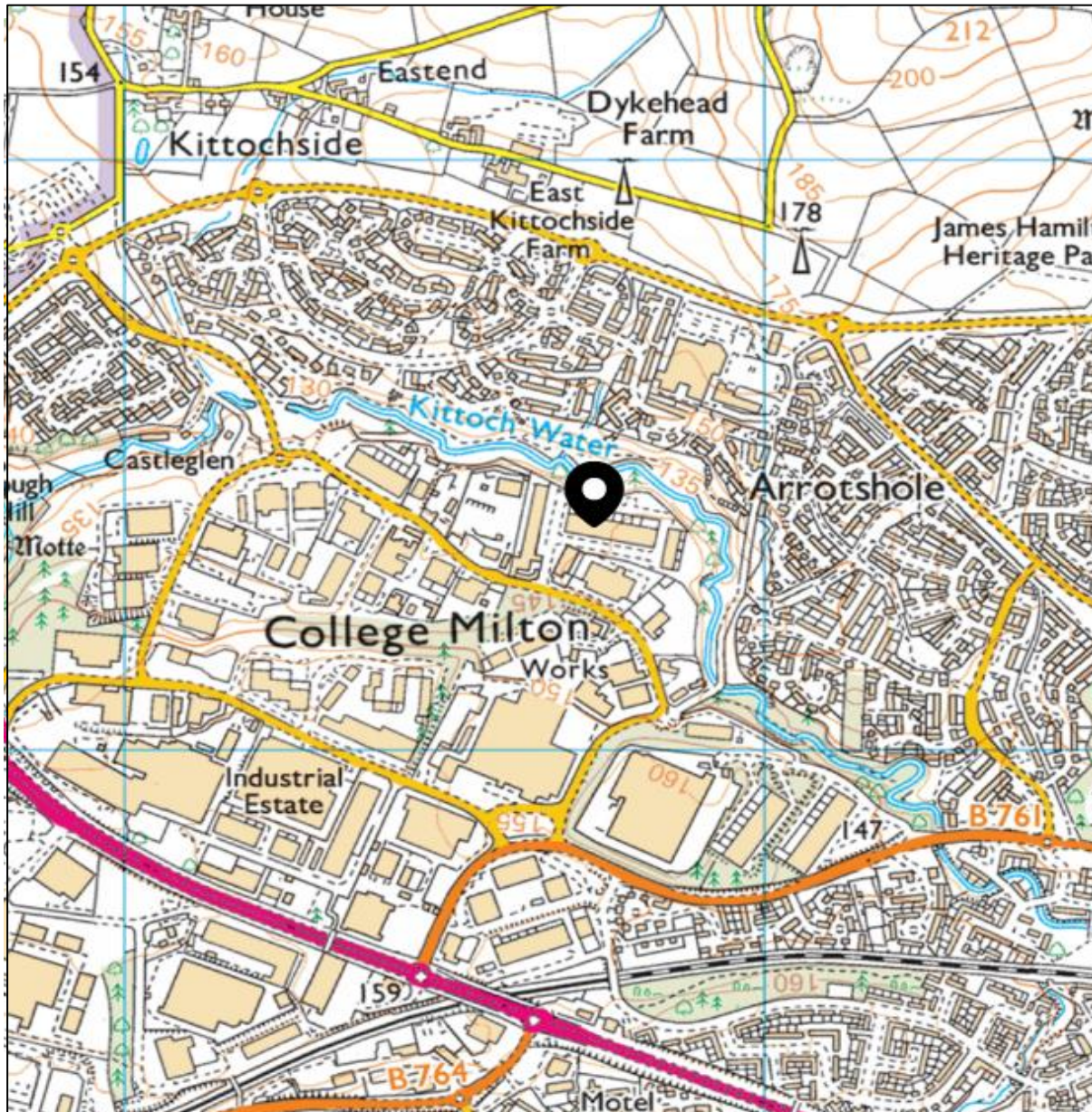
| 0141 331 2807 – 07920 824 408
| 0141 212 0059 – 07551 173 132





Location

35 JAMES WATT PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5HG



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 road links being approximately 4 miles east of Junction 5 of the M74 Motorway, which leads to the wider national 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 trains and newly accessible stations at Hairmyres and East Kilbride.

More specifically, the subjects occupy a prominent position on James Watt Place, held within College Milton Industrial Estate which acts as one of East Kilbride's premier industrial locations. The surrounding area consists of primarily industrial occupiers including ToolTime UK, Arnold Clark and Jewsons.



[CLICK HERE FOR LOCATION](#)



Description

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The subjects comprise a mid-terraced industrial unit of steel portal frame construction, surmounted by a North Light roof. The property benefits from a dedicated pedestrian entrance from James Watt Place, together with vehicular access to the rear.

Internally, the premises have undergone extensive refurbishment and provide an open-plan warehouse with concrete flooring, enhanced by a combination of clear roof paneling and modern strip LED lighting. The warehouse offers clear eaves height of 3.96m and further benefits from a rear roller shutter door, W/C facilities, and a kitchen preparation area.

At first floor level, accessed via an internal stairwell, there is office accommodation providing a mix of open-plan and cellular space. The offices are finished to a high standard with carpet floor coverings and strip LED lighting throughout.

To the rear of the property is a large, secure yard extending to approximately 0.06 acres.

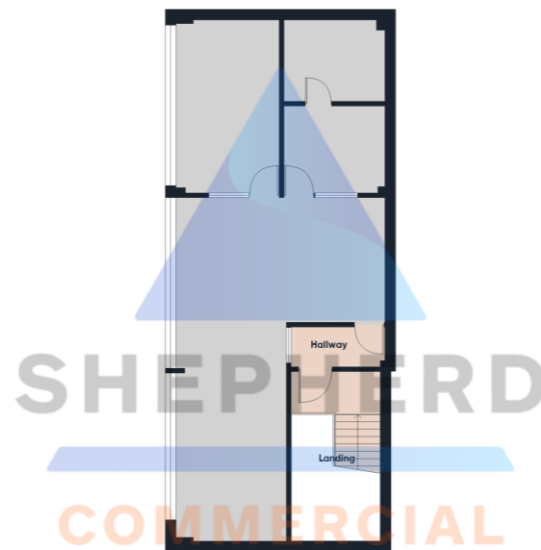
ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	503.07	5,415
First Floor	227.98	2,454
TOTAL	731.05	7,869

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 0



Floor 1



RENTAL

Our client is looking for offers in excess of £42,000 (No VAT) per annum on the basis of fully repairing and insuring lease terms.

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 incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

VAT

We understand that the property is not elected for VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £23,750. The rate poundage for 2026/2027 is 48.1p to the pound.

TITLE BOUNDARY

All boundary lines are for indicative purposes only. It is incumbent upon any incoming tenant to satisfy themselves in this respect.

Get in Touch

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



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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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