

## TO LET - INDUSTRIAL / TRADE COUNTER

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GLENBURN COURT

COLLEGE MILTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 5BA



### KEY HIGHLIGHTS

- 2,271 sq ft
- Available for immediate occupation
- 4m eaves - scope for mezzanine
- Refurbished to a high standard
- Provides open-plan warehouse space
- Eligible for 100% rates relief

## SUMMARY

Available Size	2,271 sq ft
Rent	£23,500 per annum
Rates Payable	£3,137.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,300
EPC Rating	Upon enquiry

## DESCRIPTION

Mid-terraced light industrial premises of steel portal frame construction

Internally provides open-plan warehouse space with offices and wc.

Manual lightweight vehicle access door opening out onto shared yard / parking

Eaves height of 4m

Benefits from 3 x phase power, gas and water

## LOCATION

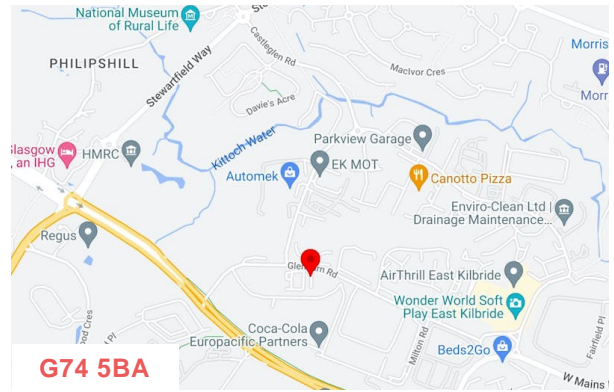
Glenburn Court is located within the popular College Milton Industrial Estate, benefitting from easy reach to both the M8 and M74 motorways. Situated approximately 1.5 miles to the west of East Kilbride town centre and merely 8 miles to the south of Glasgow.

Hairmyres rail station is nearby, and several bus services operate on the adjacent A726 road.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	998	92.72	Let
Unit - 5 & 6	2,271	210.98	Available
<b>Total</b>	<b>3,269</b>	<b>303.70</b>	



## VIEWING & FURTHER INFORMATION

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