

## TO LET - INDUSTRIAL

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33 CARRON PLACE

EAST KILBRIDE, G75 0XS



### Key Highlights

- 12,807 sq ft
- 4m eaves rising to 5.38m at apex
- Available for immediate occupation
- Dedicated secure yard
- Generous staff/customer parking

# 33 Carron Place, East Kilbride, G75 0XS

## Summary

Available Size	12,807 sq ft
Rent	£75,000 per annum
Business Rates	The subjects form part of a larger entry and required to be re-assessed.
VAT	Applicable
EPC Rating	Upon enquiry

## Description

Mid-terraced industrial premises of steel portal frame construction

Roof and elevations recently over-clad

- 1 x electric vehicle access door opens out onto secure surfaced yard bound by palisade fencing

Internally provides bright open-plan warehouse accommodation

Generous light panels allowing for excellent levels of natural daylight

Unit complete with WC's offices

## Location

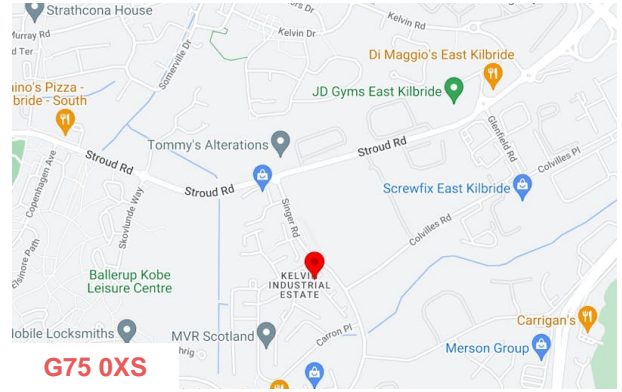
33 Carron Place is located within the Kelvin Industrial Estate of East Kilbride approx. 3 miles south of the town centre and 12 miles south of Glasgow city centre and benefits from the new dual carriageway and cycleway link from the A726.

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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	12,807	1,189.81	Available
<b>Total</b>	<b>12,807</b>	<b>1,189.81</b>	



## Viewing & Further Information

**Gregor Brown**

0141 212 0059 | 07717447897

gb@gmbrown.co.uk

