

TO LET - INDUSTRIAL / OFFICE

1 BURLEY PLACE, BURLEY BUSINESS PARK
EAST KILBRIDE, GLASGOW, G74 5LL



KEY HIGHLIGHTS

- 1,000 sq ft
- Situated Within Close Proximity To East Kilbride Town Centre
- £11,000 per annum + VAT
- Generous on-site parking
- Fully Refurbished Studio Accommodation
- Available in part or in whole
- Suitable for gym use

SUMMARY

Available Size	1,000 sq ft
Rent	£11,000 per annum
Business Rates	Likely to be eligible for 100% rates relief under Small Business Bonus Scheme.
VAT	Applicable. All figures quoted are exclusive of VAT at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects form part of a terrace of studio accommodation within a single storey multi-let block. The subjects are currently under extensive refurbishment, to include the subdivision of the property into 4 self-contained units ranging from 850 sq ft to 1,078 sq ft.

Internally, the refurbishment includes the installation of a new toilet and kitchen block to the rear of each unit and LED lighting throughout. The subjects will be presented in 'move in' condition with walls and floors being freshly painted.

Externally, the works will include a new modern access door as well as refurbishment to the cladding and roughcasting at the front of the premises. The subjects will be contained within a secure yard containing circa 25 parking spaces. In addition, CCTV will be in place throughout.

Due to the early stages of the refurbishment, incoming tenants may be able to have an input into the refurb, subject to agreed terms.

Images of our client's previous refurbishment works are shown.

LOCATION

The subjects are located within the town of East Kilbride, approximately 10 miles southeast of Glasgow City Centre. The estimated population of East Kilbride is 75,000 people, making it the sixth largest town in Scotland.

The town benefits from excellent road links being approximately 4 miles east of Junction 5 of the M74 Motorway, which leads on to the wider national motorway network. The East Kilbride expressway provides direct access to both the M74 & M77 motorway and is located within close proximity to the subject.

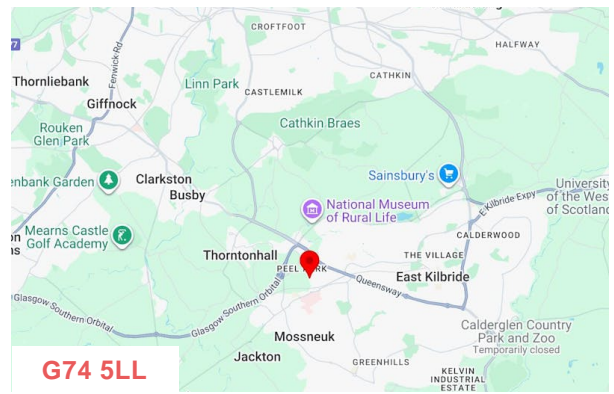
More specifically, the subject occupies a prominent pitch on Burley Place which is situated in the heart of CollegeMilton Industrial Estate.

The surrounding area consists of primarily industrial based occupiers with St James Retail Park being located within close proximity to the property.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	1,000	92.90	Available
Total	1,000	92.90	



VIEWING & FURTHER INFORMATION

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