

TO LET

**Contemporary Office
Accommodation**

**NIA: From 79.05 – 100.17 SQM
(850 – 1,078 SQFT)**

**Fully Refurbished Studio
Accommodation**

**Situated Within Close Proximity To
East Kilbride Town Centre**

Available in part or in whole

Rent From £9,500 p.a.



CLICK HERE FOR LOCATION!



1 BURLEY PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5LL

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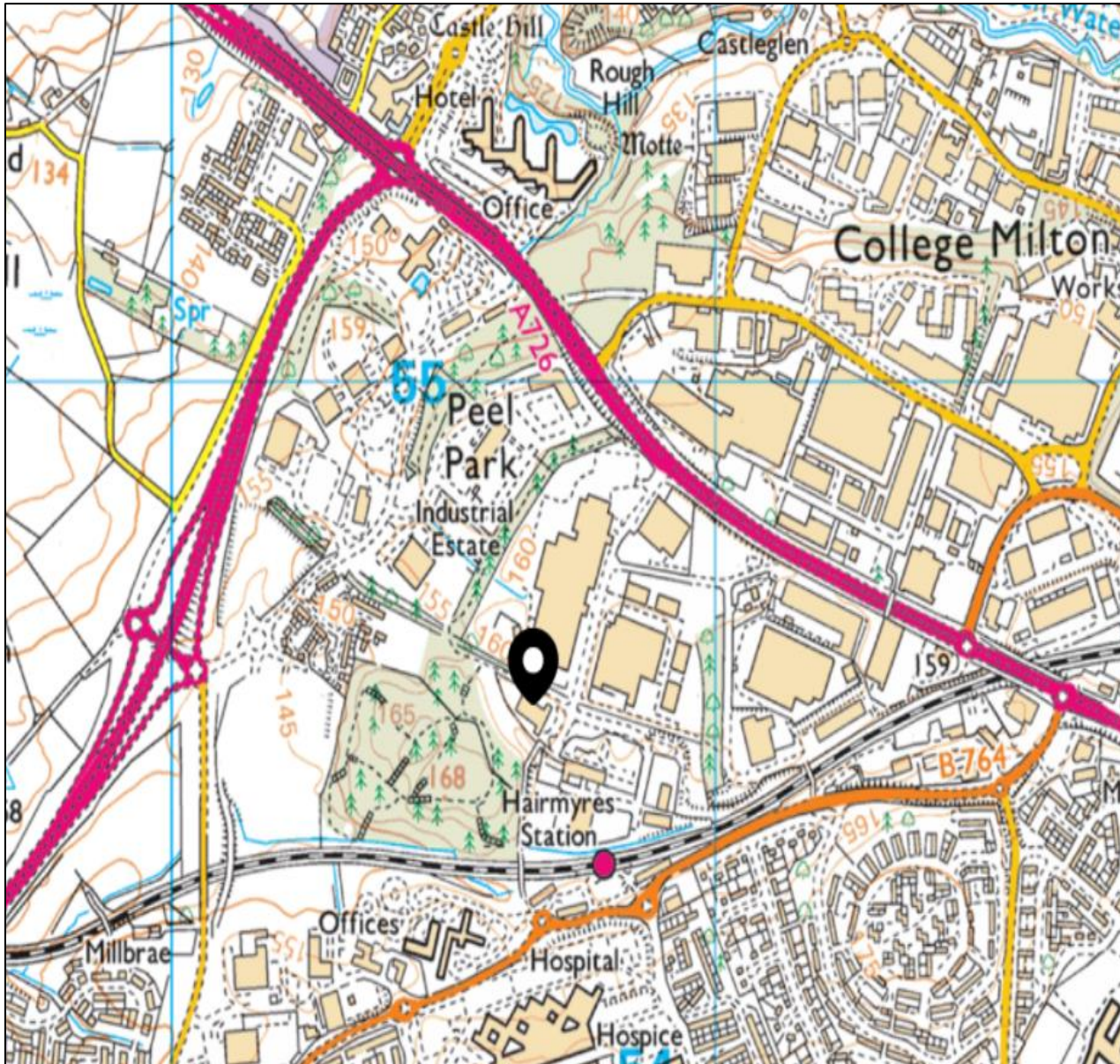
G·M·BROWN

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Location

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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 College Milton Industrial Estate.

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

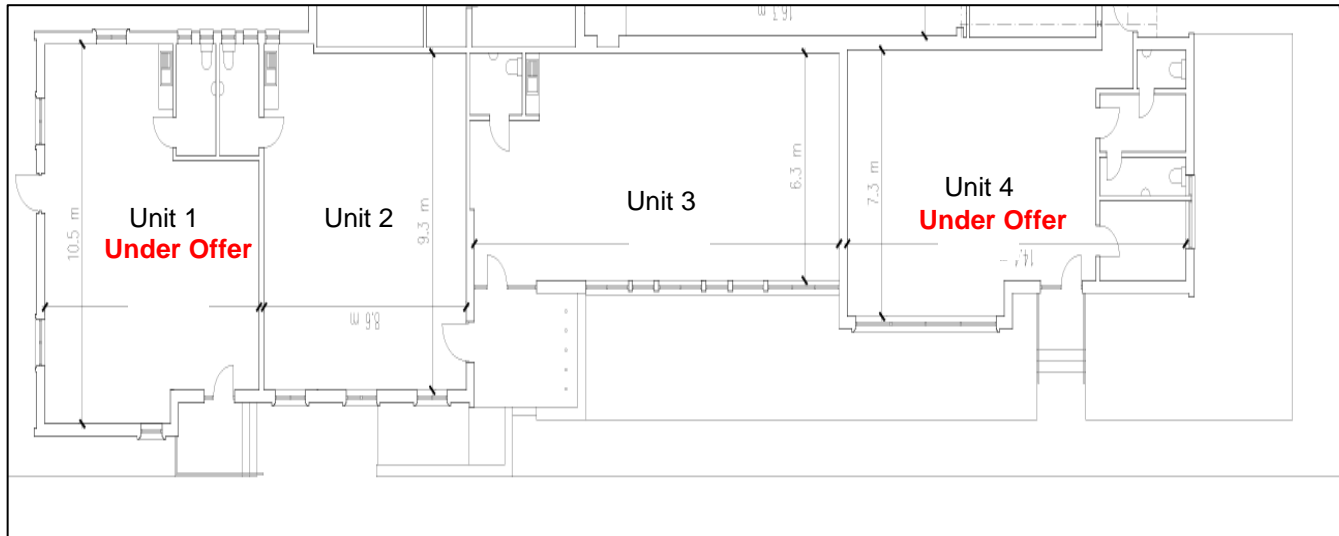


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Description

1 BURLEY PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5LL



The subjects form part of a terrace of studio offices 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.

PROPOSED CONFIGURATION



PROPOSED INTERNAL



PROPOSED EXTERNAL



Accommodation	SQM	SQFT	RENT (P.A.)
Unit 1	96.60	1,040	U/O
Unit 2	79.05	850	£9,500
Unit 3	100.17	1,078	£10,500
Unit 4	105.12	1,132	U/O

The above areas have been provided on a Gross Internal Area basis, in accordance with the RICS Code of measuring practice (6th Addition).

The subjects are available in part or in whole.

RENT

The subjects are available on new FRI lease term of negotiable duration. Further information can be made available upon request.

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 purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects will require to be reassessed upon completion of the development. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

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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