

FOR SALE - INVESTMENT

11 FAIRFIELD PLACE

COLLEGE MILTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 5LP



KEY HIGHLIGHTS

- 6,269 sq ft
- Let to Cartercom Ltd on FRI terms for 5 years from Jan 2025
- Passing rent of £36,000 pa = £5.74/sq ft
- Elected for VAT, however, sale anticipated to be by way of TOGC
- Fully refurbished industrial premises with dedicated secure yard
- Tenant only break option in Jan 2028
- Offers over £400,000 = 8.66%

SUMMARY

Available Size	6,269 sq ft
Price	Offers in excess of £400,000 A purchase at this level reflects a NIY of 8.66% after purchasers costs.
Business Rates	Upon Enquiry
VAT	Applicable. However anticipated to be by way of TOFC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Refurbished industrial unit of steel portal frame construction.

Personnel / staff entrances to front with generous communal parking.

Bright open-plan warehouse opening out to secure yard area to rear via vehicle access door.

First floor offices provided to the front with double-glazed windows units.

WC facilities and tea-prep provided.

LOCATION

East Kilbride is Scotland's most successful new town just 12 miles south-east of Glasgow and is situated within the South Lanarkshire Local Authority Region.

The College Milton Industrial Estate is situated a short distance west of East Kilbride town centre benefiting from convenient access to the A725 that connects with the M74 beyond as well as the Glasgow Southern Orbital Road that connects with the M77.

East Kilbride Railway Station is located 1 mile east where regular services to Glasgow Central Station are provided.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 11	6,269	582.41	Under Offer
Total	6,269	582.41	

TENANCY INFORMATION

Let to Catercom Ltd (Company No 11038587)

Catercom / www.carterco.co.uk is an innovative fibre optic solutions company working throughout the UK delivering end to end network build solutions.

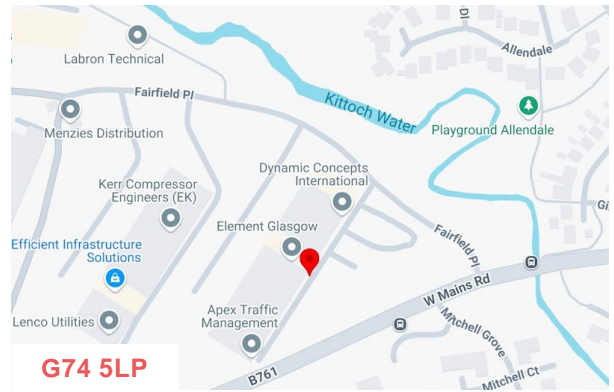
5 years from 13/01/25

Tenant break on 13/1/2028

Passing rent of £36,000 pa +VAT payable quarterly, low passing rent of £5.74/sq ft

Rent review: Upwards only open market review - 13/1/2028

A 3 month rental deposit is held for the duration of the lease



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk