

FOR SALE - INDUSTRIAL

3 ALBION WAY

KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0YN



KEY HIGHLIGHTS

- 6,437 sq ft
- Secure yard to the rear with generous staff / customer parking to front
- Office space found at ground and first floor level together with boardroom and staff canteen
- Held on long ground lease expiring 2075, passing rent of £6,835 + VAT
- Semi-detached industrial premises
- Provides well-presented open plan warehouse accommodation
- 4.25M Eaves rising to 5m at the pitch
- Offers over £220,000 invited plus VAT

SUMMARY

Available Size	6,437 sq ft
Price	Offers in excess of £220,000
Rates Payable	£12,325.50 per annum
Rateable Value	£24,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Semi-detached industrial premises of steel portal frame construction.

Externally benefits from a secure yard to the rear with generous staff / customer parking to the front.

Internally provides well-presented warehouse accommodation with 4.5m eaves.

At ground floor level there's well-presented offices to the front complete with staff canteen and male & female WCs.

A single staircase provides access to the first floor which provides a boardroom and office space complete with further WCs.

LOCATION

Albion Way is situated within the popular Kelvin Industrial Estate of East Kilbride just 2.5 miles south of the town centre and 10 miles south of Glasgow City Centre.

Convenient access to the Scottish Motorway Network is provided via the A725 East Kilbride Expressway 3.5 miles north that in turn connects with the M74 and M73, M80 and M8 beyond.

Nearby occupiers include Scobies Direct, Dimensions Fulfilment, Cafe Ceramico, Glen Appin, Alba Plastics.

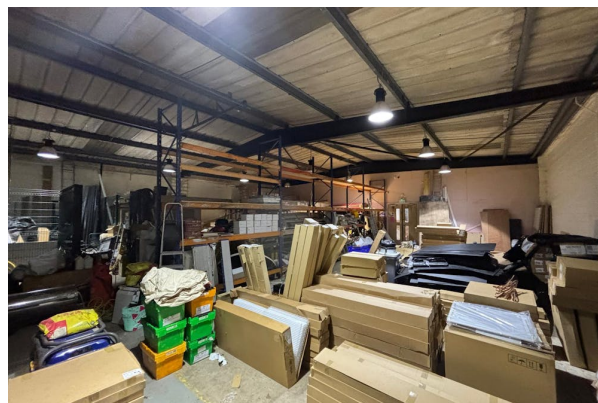
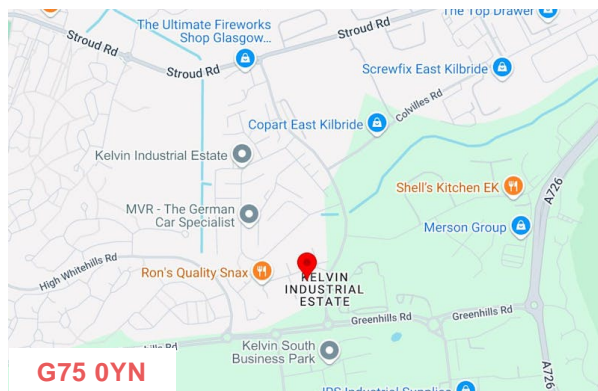
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,920	549.99	Under Offer
1st - Office	517	48.03	Under Offer
Total	6,437	598.02	

GROUND LEASE

Please note that the subjects are held on long ground lease expiring 2075 at a passing rent of £6,835 + VAT, further details available on request.



VIEWING & FURTHER INFORMATION

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