

INDUSTRIAL YARD SPACE

- > AREA – 0.34 ACRES (0.14 HECTARES)
- > ATTRACTIVE INDUSTRIAL YARD
- > PROMINENT CORNER PITCH
- > ESTABLISHED INDUSTRIAL LOCATION
- > SECURE FENCE TO BE ERECTED UPON TENANT TAKING OCCUPATION
- > RENTAL: £11,500 P.A (EXC VAT)

TO LET

LAND AT SINGER ROAD, KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0XS

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LOCATION

The subjects are located within the town of East Kilbride, approximately 10 miles southeast of Glasgow city centre. 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 and M77 Motorway and is located some five minutes drive time from the subjects.

More specifically, the subjects are accessed via Singer Road, within the northern periphery of the established Kelvin Industrial Estate. The yard boasts a prominent corner position with visibility from both Stroud Road and Singer Road.

Occupiers within the immediate vicinity include Clothes Aid Scotland, Superbuys Online and IODS.

DESCRIPTION

The subjects comprise of a regular shaped site which is flat in nature. The site is primarily covered by way of rolled hardcore with part being surfaced by tarmac.

Upon securing a tenant, the landlord has agreed to install palisade fencing with a vehicular access gate. The position of such gate is to be determined by the incoming tenant.

RENT

We are inviting offers in excess of £11,500 p.a (exc VAT).

SERVICES

We are not aware of any services on site, interested parties should satisfy themselves as to the availability of services within the immediate vicinity.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting.

PLANNING

The subjects are contained within South Lanarkshire Local Development Plan 2, adopted in April 2021. Within said Local Plan the subjects are zoned as "Core Industrial and Business Area" Interested parties should make their own enquiries with the local authority and further information can be found at <https://www.southlanarkshire.gov.uk/>

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.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor Afton House, 26 West Nile Street, Glasgow G1 2PF

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