

**Dixon Place**  
**East Kilbride, G74 5JE**



- Refurbished light industrial units/workshops from 1,001 sq ft- 4,025 sq ft
- Eaves height of 3.75m
- Generous parking facilities
- Flexible terms – 3 months upwards
- Quick access on all-inclusive terms

**Location**

Dixon Place is located off Hawbank Road, less than 2 miles to the west of East Kilbride town centre.

The estate benefits from excellent transport links with the A726, Queensway, 0.6 miles away providing access to the M77 and the M74, via the A725, and Hairmyres train station is under 1.5 miles away.

## Description

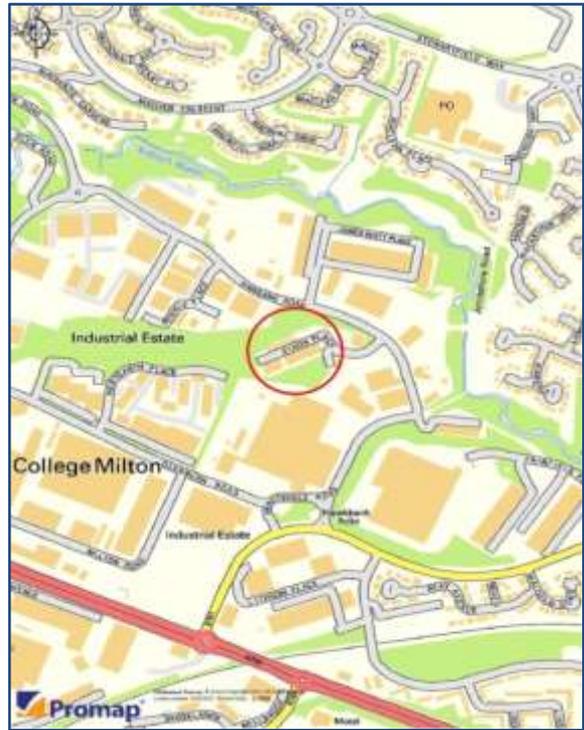
Dixon Place Industrial Estate comprises 3 terraces of single storey, brick built light industrial units. The units have been finished with a rough cast render and profile sheet roof incorporating translucent panels.

The units benefit from sectional overhead vehicle and personnel access doors to the front. There is generous parking accommodation set within a landscaped environment.

## Accommodation

The available accommodation benefits from a recent internal refurbishment with typical specification including:

- 3 phase electricity supply
- Fluorescent strip lighting
- Gas supply
- Minimum eaves height of 3.75m rising to 5.18m at apex
- Toilet block
- Vehicle access door with minimum height of 3.15m



## Terms

Units are available on flexible terms from licence agreements to traditional longer term leases.

## Quoting rents

Quoting rents are available upon application.

## EPC Rating

The units have been assessed for an EPC, which is available upon request.

## Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Stamp Duty or Recording Dues. All prices quoted are exclusive of VAT.

## Viewing/ Further Information

Viewing and further information can be arranged through the joint letting agents:

Andrew McCracken  
andrew.d.mccracken@eu.jll.com

Gregor Brown  
gbrown@geraldeve.com

Andrew Armstrong  
andrew.armstrong@eu.jll.com

John Logan  
jlogan@geraldeve.com



## Current Availability

Please refer the attached Availability Schedule.

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## Dixon Place Industrial Estate, East Kilbride

### AVAILABILITY SCHEDULE

PROPERTY	SIZE (SQ FT)	RENT	RATES	EPC RATING
Unit 1	2,006	£9,030	£9,900	TBC
Unit 18	2,000	£9,000	£9,900	TBC

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