

Tenant Complex
East Kilbride, G74 5NA



- Fully refurbished in 2013 – Walk in condition
- Light industrial units from 238 sq ft- 2,474 sq ft
- Eaves height of 4.3m
- Generous parking and yard space
- Flexible terms – 3 months upwards
- Quick access on all inclusive licence terms

Location

Tenant Complex is located on Tennant Avenue on the south side of Queensway, 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. Hairmyres train station is reachable in under 7 minutes' walk.

Description

The development comprises of single storey, light industrial units of concrete frame construction with dado brick walls and metal sheet profile cladding above. The trussed lantern roof provides generous natural light into each unit. There are also 2 small storage units and 2 industrial office suites.

The units are accessed via personnel doors with an overhead sectional roller shutter allowing vehicle access. There is ample on-site car parking.

Accommodation

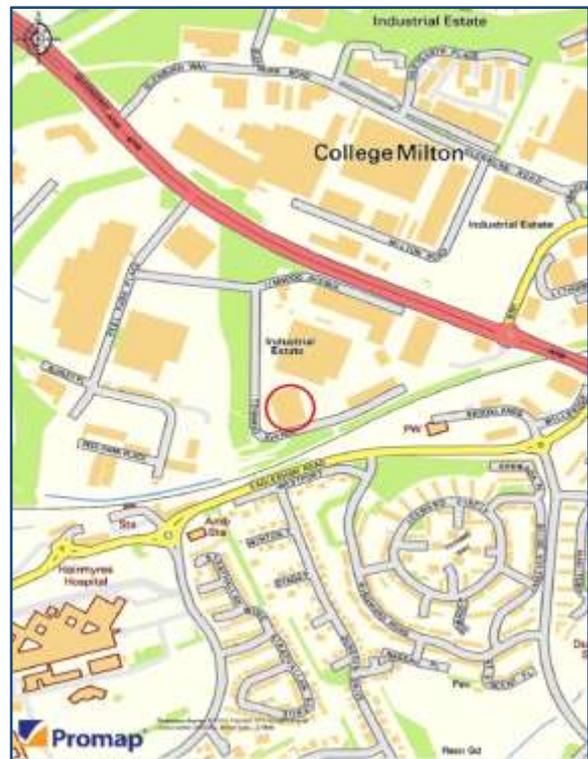
The available accommodation benefits from recent refurbishment and typical specification includes:

- 3 phase electricity supply
- Sodium box lighting
- Gas power air space heater
- Minimum eaves height of 4.3m
- Male and female toilet block
- Vehicle access loading doors



Current Availability

Please refer to the attached Availability Schedule.



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



MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Jones Lang LaSalle, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in decided whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Jones Lang LaSalle, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Jones Lang LaSalle or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Jones Lang LaSalle include any joint agents acting with Jones Lang LaSalle. February 2014

Tenant Complex, East Kilbride

AVAILABILITY SCHEDULE

PROPERTY	SIZE (SQ FT)	RENT	EPC RATING
Unit A (available February 2016)	238	£1,900	TBC
Unit 15	2,051	£9,500	TBC

* Finally, we are obliged to confirm that this does not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and is subject to formal legal missives being exchanged between the parties.