

**Colvilles Park, Kelvin Industrial Estate
East Kilbride, G75 0GZ**



- East Kilbride's main trade hub
- Units from 1,563 sq ft- 8,772 sq ft
- Occupiers include;



Location

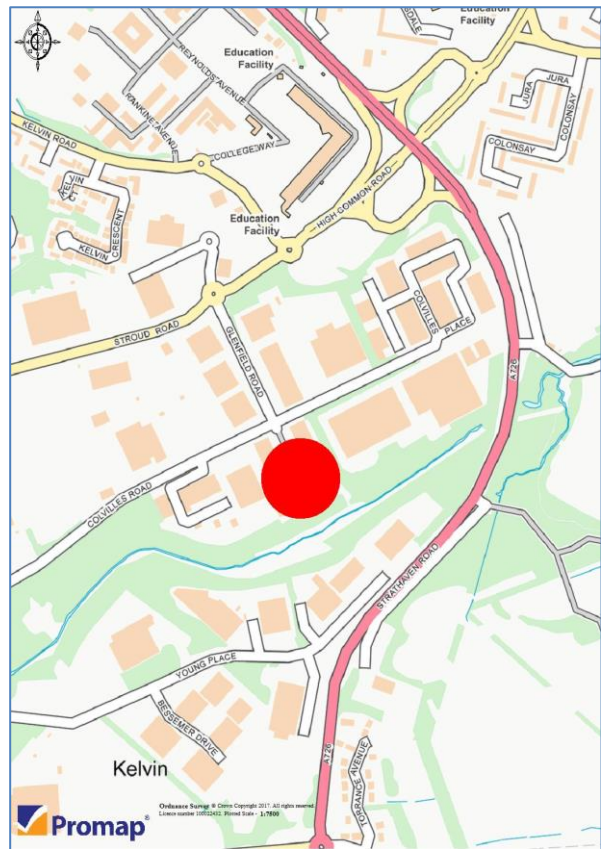
The subjects are located in East Kilbride, Scotland's largest and most successful new town with a population of approximately 75,000 (Scotland Census 2011). Covilles Park is East Kilbride's main trade hub located approximately 1.5 miles south-east of the town centre and 12 miles south of Glasgow City Centre within the Kelvin Industrial Estate. The town benefits from convenient access to both the M8 and M74 motorways.

Occupiers represented on the park include Graham's Plumbing & Heating, Screwfix, CEF, Wolseley and Capital Hair & Beauty.

Description

The high quality modern terraced units provide a variety of size ranges and typically provide the following;

- 3 phase power supply
- Fluorescent strip lighting
- Electrically operated vehicle access doors
- Pedestrian access doors
- Gas fired blower heaters
- Toilet block
- Minimum eaves height of 4.5m



Terms

Available by way of new FRI leases on terms to be agreed.

Quoting rents

Quoting rents are available upon application.

EPC Rating

The units have been assessed for an EPC and are 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:

Gregor Brown
gbrown@geraldeve.com

Colin McManus
Colin.McManus@colliers.com



Current Availability

Please refer to the attached Availability Schedule.

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Gerald Eve & Colliers International, 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 deciding 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 Gerald Eve & Colliers International, 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 Gerald Eve & Colliers International or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Gerald Eve & Colliers International include any joint agents acting with Gerald Eve & Colliers International. Nov 17