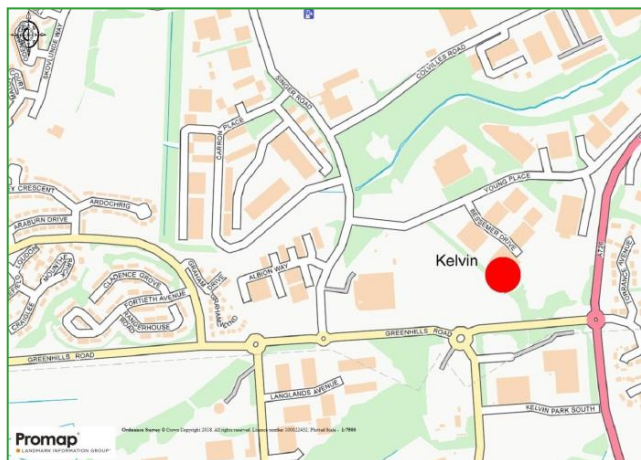


6 - 8 BESSEMER DRIVE EAST KILBRIDE



GERALDEVE



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Location

Bessemer Drive is located within the Kelvin Industrial Estate of East Kilbride just 1 mile south of the town centre and approximately 12 miles south of Glasgow city centre.

The subjects benefit from convenient access to the Southern Orbital road that connects with the M77 travelling west. The A725 is located a short distance to the north and connects with the M74 via the Raith Interchange along with the M8 and M80 beyond.

Neighbouring occupiers include Anglian Windows, PSV Glass, Merson Signs and Adam Plastics.

Description

- Modern detached warehouse premises
- Roof to be over-clad plus new light panels installed
- Clear internal eaves height of 5.62m rising to 8.2m at the pitch
- Warehouse to be fully refurbished
- LED lighting units and 2 x gas blowers provided
- 2 x level access doors to the rear that open onto a large shared service yard
- Office accommodation located to the front of the building to be fully refurbished along with staff welfare facilities
- Customer/staff parking provided

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following gross internal area floor areas of;

	sq m	sq ft
Warehouse	2,309.75	24,862
Offices	401.90	4,326
Total	2,711.65	29,188

Please note that subjects are capable of being sub-divided into two smaller units of 14,594 sq ft.

Asking Terms

The subjects are available on FRI terms with quoting information available on request.

Alternatively our client may consider disposing of their heritable interest for which offers are invited.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £82,000.

EPC

Available on request

VAT

The subjects are elected for VAT.

Viewing

By appointment through the sole agents, Gerald Eve LLP

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