

*****PRELIMINARY DETAILS*****



GERALDEVE

TO LET

REFURBISHED INDUSTRIAL PREMISES, CAPABLE OF SUB-DIVISION

Available from 6,347 – 12,695 sq ft



**18 – 20 Flakefield
College Milton Industrial Estate
East Kilbride
G74 1PF**

- end-terraced industrial unit available as a single unit or capable of subdivision
- property to be fully refurbished
- 2 x full height roller shutters located to the rear opening out onto a secure yard
- first floor offices located to the front along with staff / customer parking
- north light roof allowing for excellent levels of natural daylight
- clear internal eaves height of 3.5 m

18-20 FLAKEFIELD EAST KILBRIDE



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Location

Flakefield is located within the popular and established College Milton Industrial Estate of East Kilbride just 1.5 miles west of the town centre and approximately 8 miles south of Glasgow city centre.

The subjects are located off West Main Road, a short distance east of its junction with the A726 Queensway that in turn provides access to the M77 motorway via the Southern Orbital. The A725 is accessible 2 miles north-east and connects with the M74 via the Raith Interchange along with the M8 and M80 beyond.

Nearby public transport links are also provided with numerous bus services operating on West Main Road whilst East Kilbride Railway Station is located within walking distance to the north where direct services to Glasgow Central Station are provided.

Description

- Modern end-terraced industrial premises to be fully refurbished
- North light construction roof allowing for excellent levels of natural daylight
- Clear internal eaves height of 3.5m
- Gas blower heating system in-situ
- 2 x level access doors to the rear that open onto a secure yard
- First floor offices found to the front along with staff welfare facilities
- Customer/staff parking provided to front of building

Accommodation

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

	sq m	sq ft
18 Flakefield	589.75	6,348
20 Flakefield	589.66	6,347
Total	1,179.41	12,695

Asking Terms

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

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £40,500.

Please note that the subjects will require to be re-assessed if sub-divided.

EPC - G

VAT

The subjects are elected for VAT.

Viewing

By appointment through the sole agents, Gerald Eve LLP

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