

# FOR SALE

## Prominent Industrial Premises

GIA: 3,080.33 SQM (33,162 SQFT)

High Quality Detached Industrial Unit

Located Within a Well-Established Industrial Location

Benefits From An Attractive Blend of Warehouse and Office Space

Situated Within Close Proximity To M74 Motorway and Scotland's Wider Motorway Network

Benefits From 41 Car Parking Spaces

Sale Price: Upon Application



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Boundary Lines Are For Indicative Purposes

**19 LAW PLACE, NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QL**

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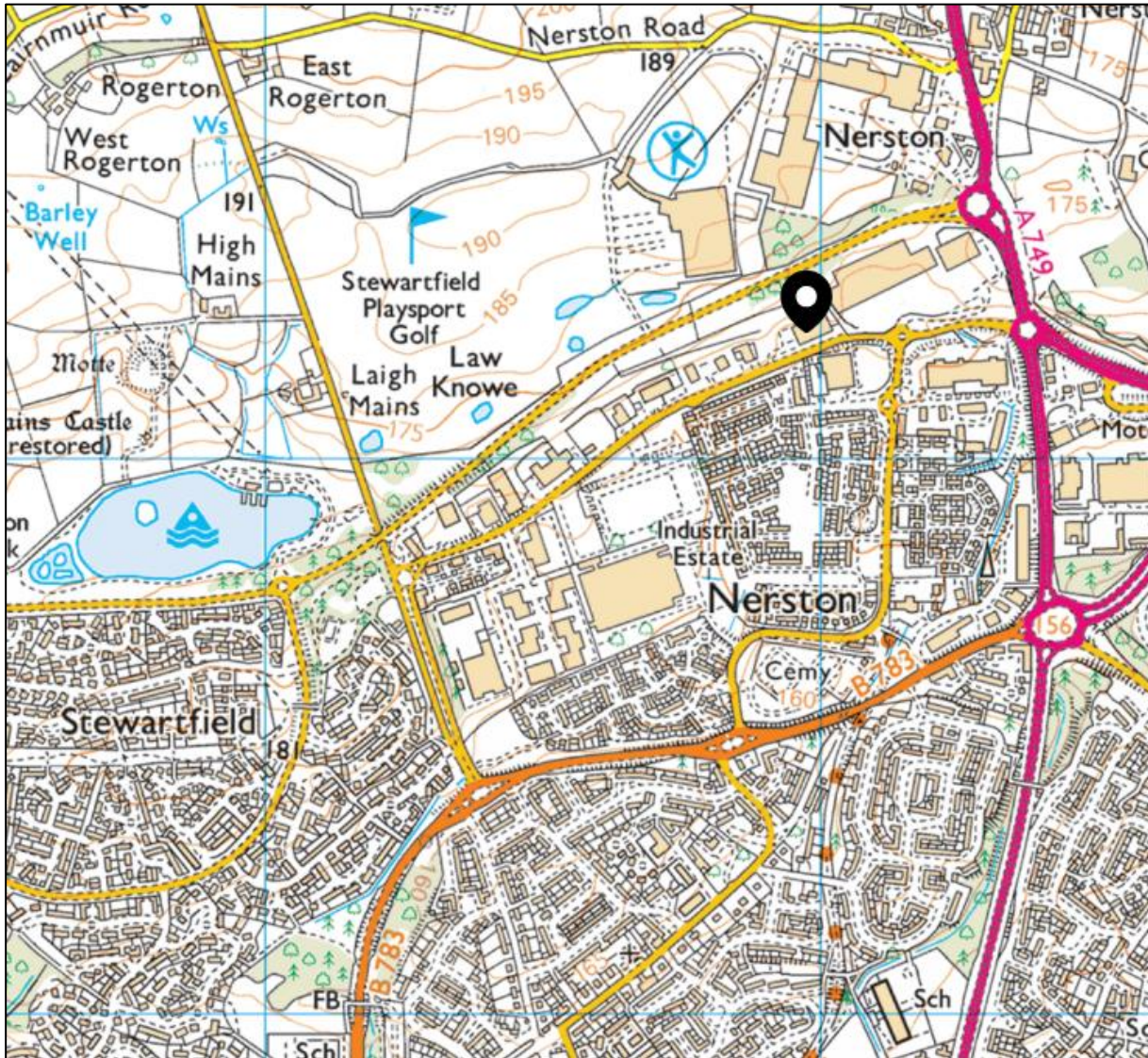
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| 0141 212 0059 – 07551 173 132





# Location

19 LAW PLACE, NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QL



The subjects are located within the town of East Kilbride, approximately 10 miles southeast of Glasgow City Centre, forming part of South Lanarkshire's council district.

East Kilbride benefits from excellent road links being approximately 4 miles east of Junction 5 of the M74 Motorway, which leads on to the wider national motorway network. The East Kilbride expressway provides direct access to both the M74 and M77 motorway networks and is located within close proximity to the subjects.

More specifically, the subjects occupy a prominent position on the northern periphery of the established Nerston Industrial Estate, which acts as one of East Kilbride's premier industrial estate. The surrounding area benefits from a number of nationwide operators including Plumbase UK, B&Q East Kilbride and CCF East Kilbride.



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# Description

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The property comprises an industrial premises of steel portal frame construction, providing warehousing accommodation at ground floor level with two-storey office accommodation located on the southern elevation. The premises benefits from dedicated vehicular and pedestrian access from Law Place.

Internally, the subjects comprise an open plan warehouse space, benefitting from concrete flooring and a combination of LED light fittings and translucent panels incorporated throughout. The warehouse space is further complimented by a mezzanine to provide further storage.

The subjects also offer modern office space spanning across ground and first floor with various partitioned offices and board rooms. Each floor benefits from male and female W/C provisions and a kitchen prep area.

A large yard area, extending to approximately 0.11 hectares (0.27 acres), is located to the western elevation of the property and provides access to a number of roller shutter doors, suitable for large goods deliveries. Additional yard space is also available to the eastern elevation of the property.

## ACCOMMODATION

Accommodation	SQM	SQFT
Warehouse (Ground Floor)	1,934.99	20,882
Mezzanine	458.19	4,932
Office (ground/first floor)	682.65	7,348
<b>TOTAL</b>	<b>3,080.83</b>	<b>33,162</b>

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

# Photographs

19 LAW PLACE, NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QL



# Surrounding Occupiers

19 LAW PLACE, NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QL



The above outline is for indicative purposes only and does not represent the full extent of the title.



## SALE PRICE

### Upon Application

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming purchaser to satisfy themselves in this respect.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £117,000. The rate poundage for 2025/2026 is 49.8p to the pound. The subject's 2026 rateable value has been entered into the Valuation Roll at £129,000.

## SUB STATION

There is a sub-station located on the eastern periphery, further details can be made available upon request.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

Unless stated, all figures quoted are exclusive of VAT



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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