

**TO LET**

**Standalone Office Premises  
& Secure Yard**

**GIA: 222.58 SQM (2,396 SQFT)**

**Site Area: 0.11 hectares (0.26 acres)**

**Site Office with Yard Provisions**

**Suitable For A Variety Of Occupiers**

**Prominent Roadside Visibility**

**Rent: Upon Application**



**[Click Here For A Virtual Tour](#)**



**Border Lines Are For Indicative  
Purposes Only**

**SITE A, 7 LAW PLACE, EAST KILBRIDE, G74 4QL**

**CONTACT:**

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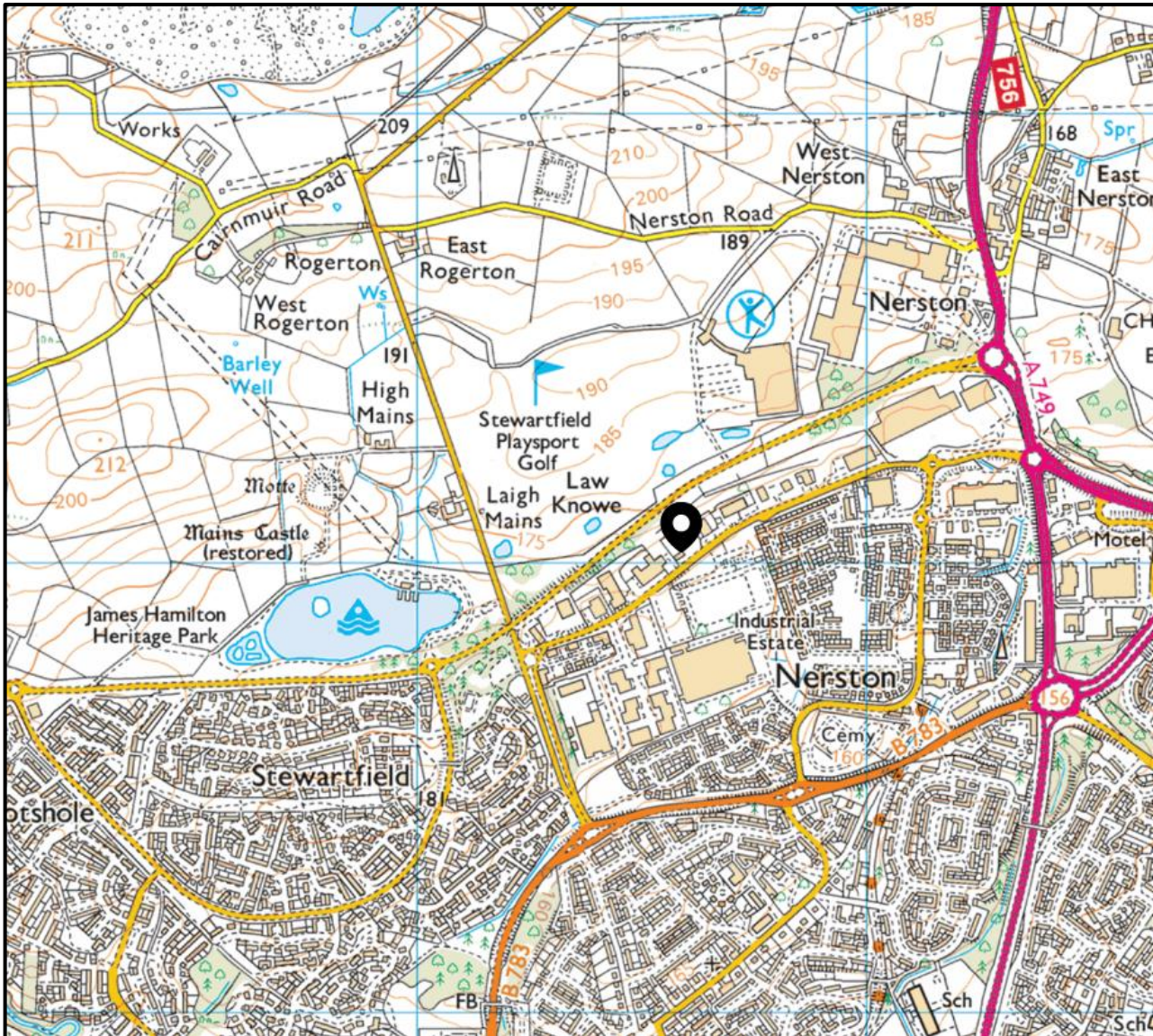
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# Location

SITE A, 7 LAW PLACE, EAST KILBRIDE, G74 4QL



East Kilbride is located approximately 7.8 miles south of Glasgow City Centre, held within South Lanarkshire's Council district.

East Kilbride benefits from strong transport links with the M77 located nearby, providing access to Glasgow City Centre. The East Kilbride Expressway also provides access to the M74 motorway and Scotland's wider motorway network. East Kilbride Train Station is located approximately 1.2 miles from the subject property and offers frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent position on Law Place which acts as one of the main manufacturing & distribution hubs in East Kilbride. The surrounding area benefits from strong commercial operators such as B&Q, Aldi and The Range.



[CLICK HERE FOR LOCATION](#)



# Description

SITE A, 7 LAW PLACE, EAST KILBRIDE, G74 4QL



The subjects comprise a sizeable secure yard benefitting from an existing office premises and secure vehicular access via Law Place.

The subjects consist of a hard-covered yard, currently utilised for staff parking as well as a standalone site office.

The site-office benefits from a reception area upon entry, multiple meeting/office spaces throughout and both male and female W/C and changing facilities. A kitchen prep area is also available towards the rear.

The site extends to approximately 0.26 acres (0.11 Hectares) and is secured by way of steel fencing with a communal access route servicing the container park to the rear.

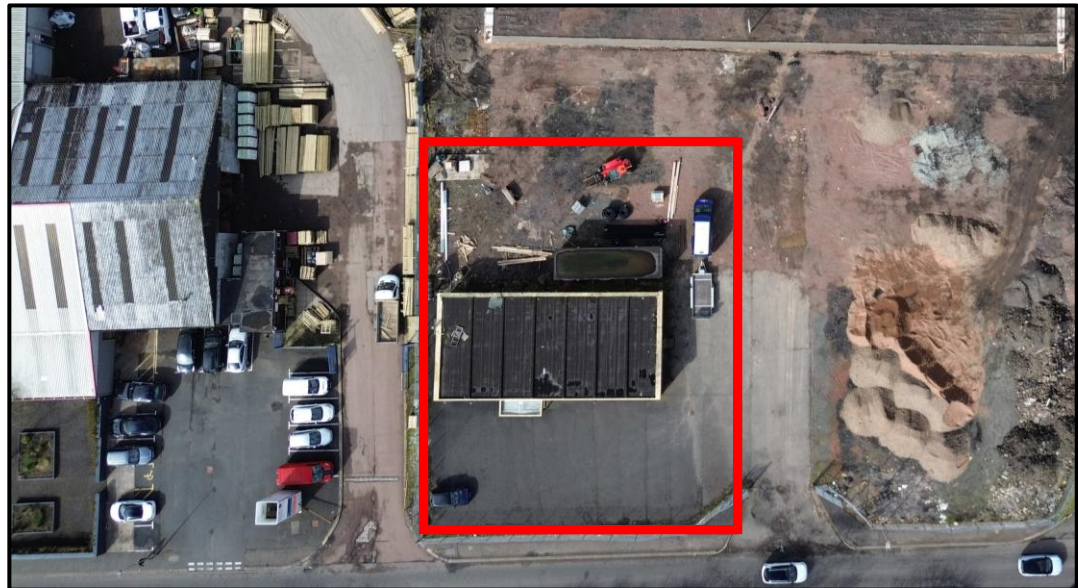
## ACCOMMODATION

Accommodation	SQM	SQFT
Office	222.58	2,396
<b>TOTAL</b>	<b>222.58</b>	<b>2,396</b>

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with ProMaps

**We have measured the site to be approximately 0.26 acres, in accordance with ProMaps.**





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## RENT

Upon Application

## PLANNING

We understand that the property currently benefits from Class 6 Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## VAT

Unless stated, all figures quoted are exclusive of VAT

## RATEABLE VALUE

The subjects are to be reassessed subject to completion to works.

## ENERGY PERFORMANCE CERTIFICATE

The subjects are to be reassessed subject to completion of works.

## LEGAL COSTS

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

## 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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