

# FOR SALE

## Substantial Development Site

Site Area: 4.23 Hectares (10.46 acres)

Suitable For Redevelopment  
(Subject to Planning)

Part Surfaced, Secured Site

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

Sale Price: Offers Invited



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Site Boundary For Indicative  
Purposes only

## LAND AT LAW PLACE, NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QL

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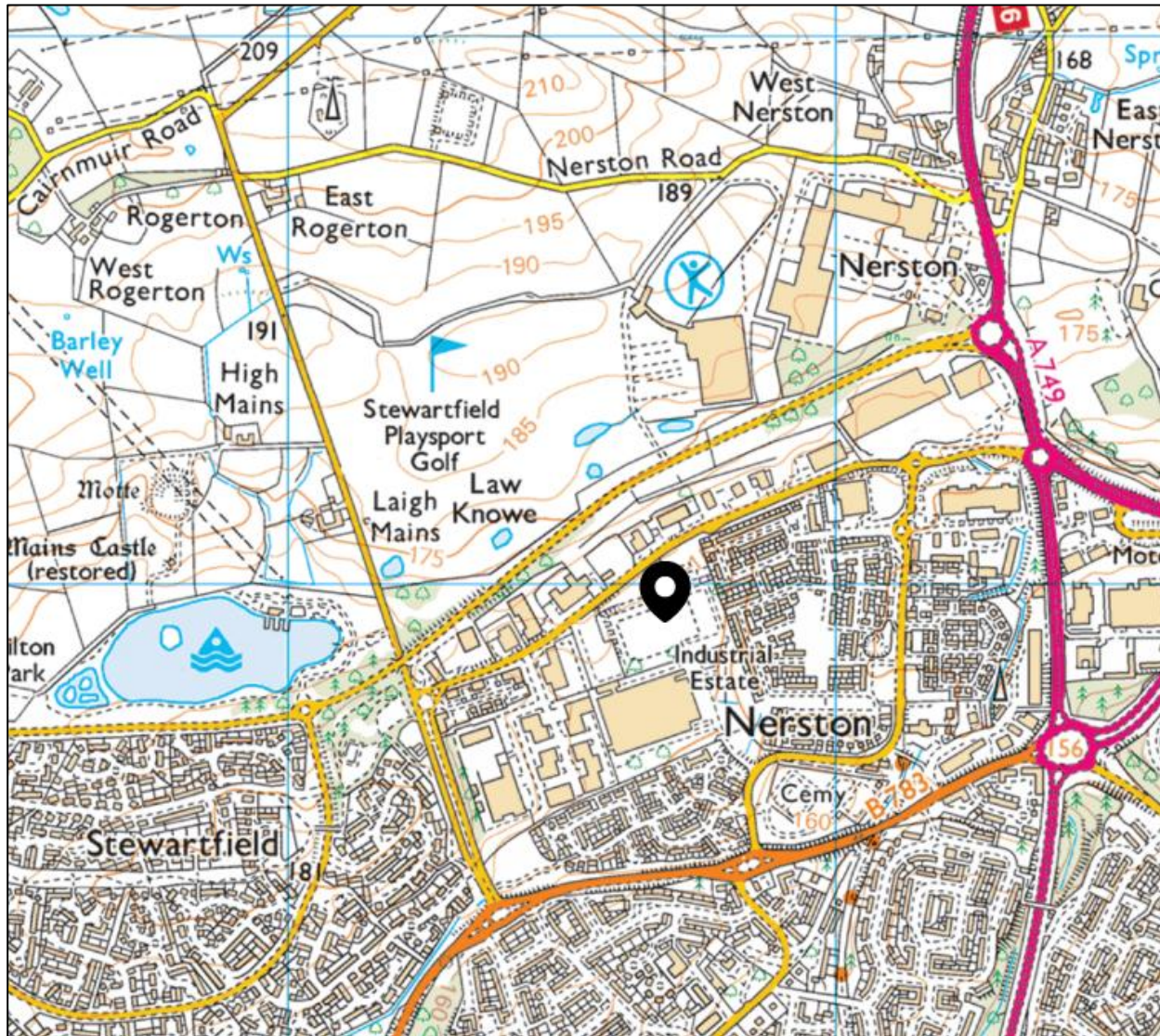
| 0141 331 2807 – 07720 466 035  
| 0141 212 0059 – 07720 466 018





# Location

LAND AT 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

LAND AT LAW PLACE, NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QL



The subjects comprise a substantial development site spanning 4.23 (10.46 acres), situated on Law Place, within Nerston Industrial Estate. The subjects benefit from dedicated pedestrian and vehicular access via Law Place.

The site is broadly regular in shape and of a relatively flat topography. The subjects benefits from frontage onto Law Place to the north, a residential development to the east and industrial premises to the south and west.

The site is currently zoned for redevelopment contained within use class 5 and 6 (General Industrial and Storage). However, may suit residential development subject to planning. Please note that we are seeking unconditional bids from parties with the preference given to offers which can demonstrate that funds are immediately available from cash reserves.

## ACCOMMODATION

The site extends to approximately 4.23 hectares (10.46 acres)

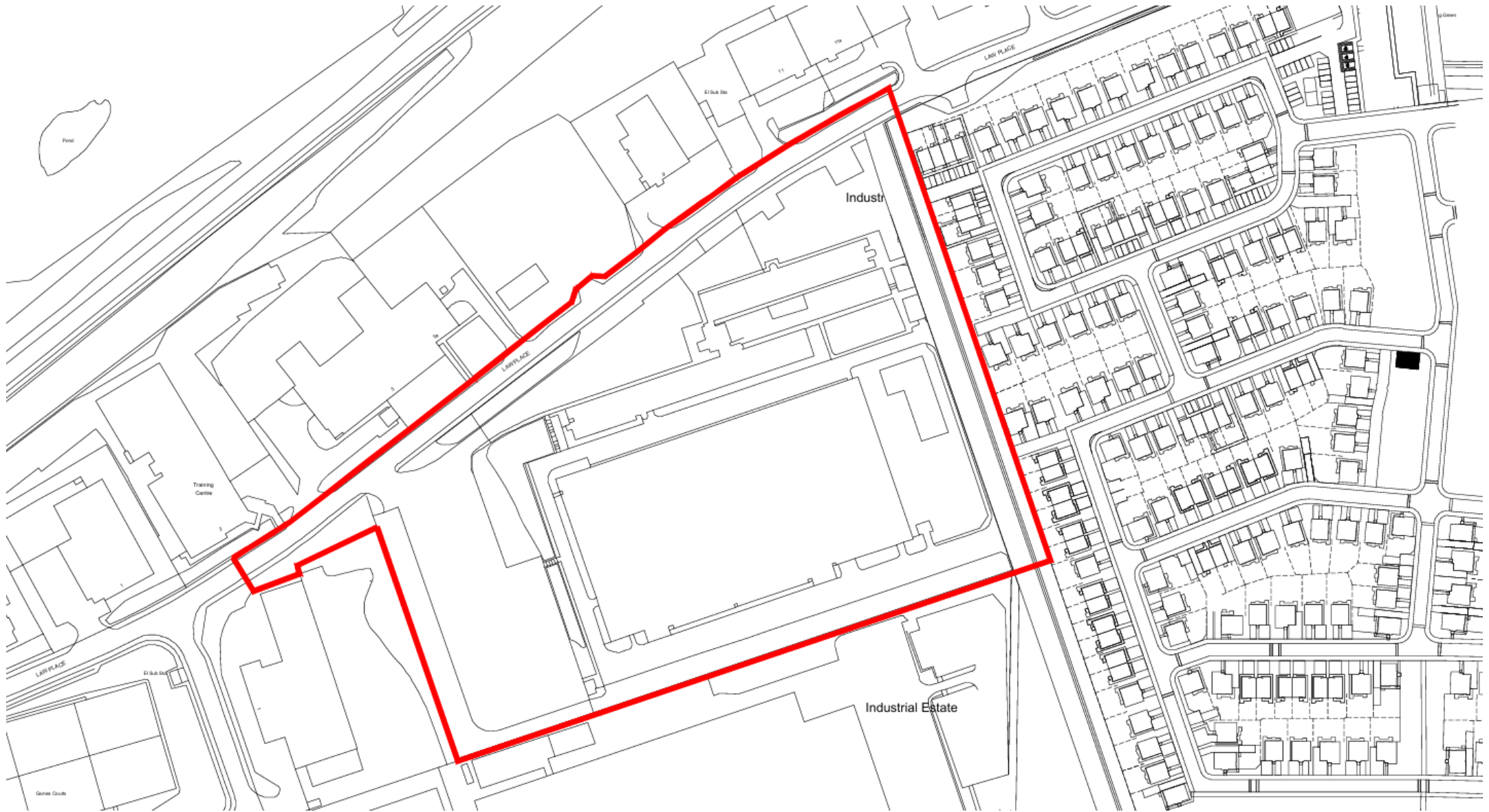
# Photographs

LAND AT LAW PLACE, NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QL



# Title Plan

LAND AT LAW PLACE, NERSTON INDUSTRIAL ESTATE, EAST KILBRIDE, G74 4QL





## SALE PRICE

**Our client is inviting offers for their heritable interest in the subjects, with preference given to an unconditional offer from cash reserves.**

## PLANNING

The site is zoned for industrial redevelopment in South Lanarkshire Council's LDP. The site 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.

## VAT

Unless stated, all figures quoted are exclusive of VAT

## TITLE PLAN

Site Boundaries are indicative only and any purchaser should satisfy themselves as to the extent of the site prior to submitting a formal offer. Title documents can be provided upon request to interested parties.

## SERVICES

We are not aware of any services on site, interested parties should satisfy themselves as to the availability of services within the immediate vicinity.

## 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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