

# TO LET

## Industrial Premises

GIA: 177.5 SQM (1,910 SQFT)

High Quality Industrial Unit

Recently Undergone Extensive Refurbishment

Located Within a Well-Established Industrial Location

Benefits From An Attractive Blend of Warehouse and Office Space

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

Rent: OIEO: £16,000 per annum (NO VAT)



[CLICK HERE FOR VIRTUAL TOUR!](#)



**61 JAMES WATT PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5HG**

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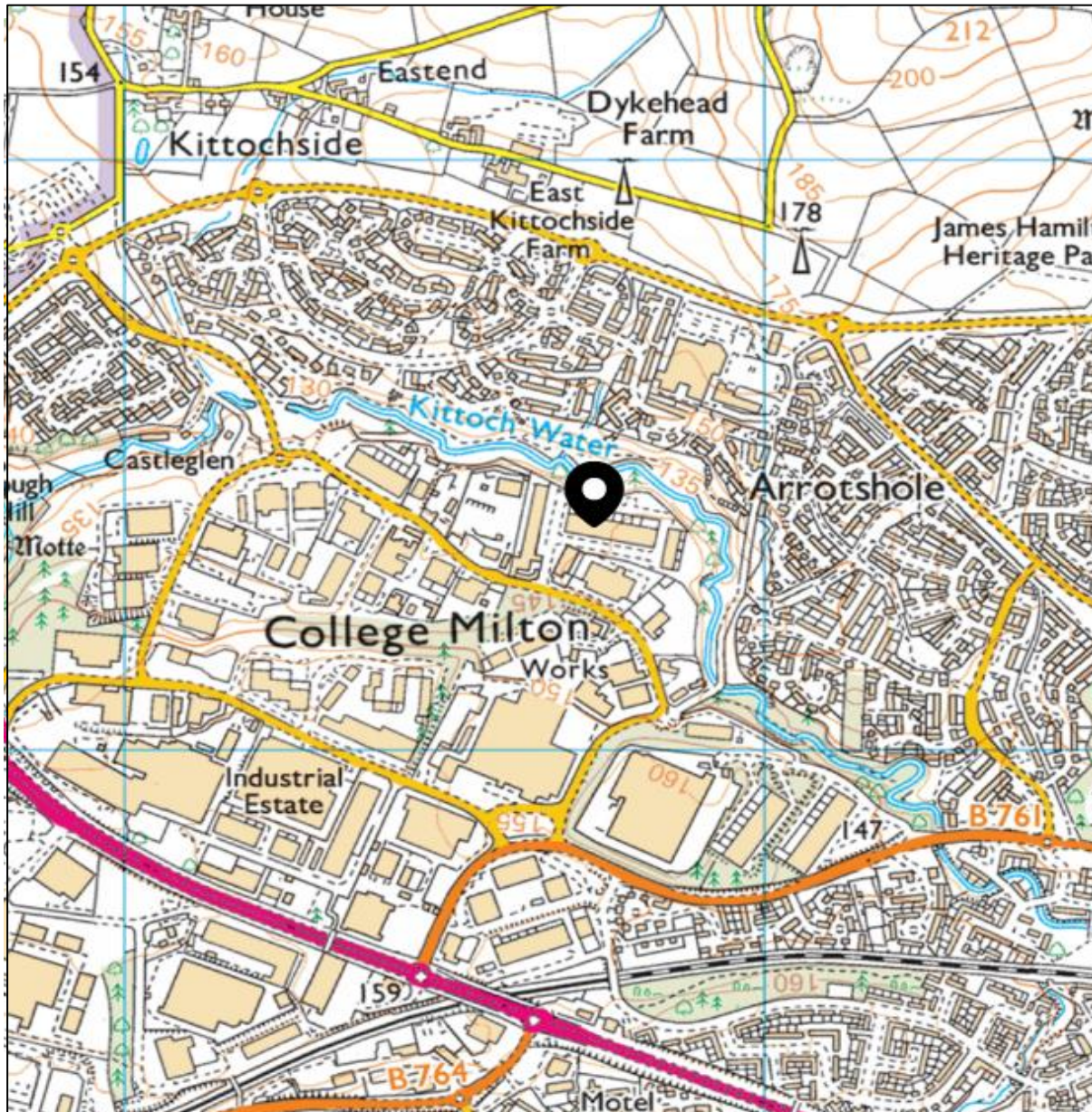
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# Location

61 JAMES WATT PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5HG



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 to the wider national motorway network. Hairmyres Train Station, located approximately 0.3 miles from the subjects, offers frequent services to Glasgow Central Station.

East Kilbride has recently undergone significant investment, with the East Kilbride to Glasgow Central train line being part of a major £144 million investment which was completed in December 2025. The improvements include the introduction of modern electric trains and newly accessible stations at Hairmyres and East Kilbride.

More specifically, the subjects occupy a prominent position on James Watt Place, held within College Milton Industrial Estate which acts as one of East Kilbride's premier industrial locations. The surrounding area consists of primarily industrial occupiers including ToolTime UK, Arnold Clark and Jewsons.



[CLICK HERE FOR LOCATION](#)



# Description

61 JAMES WATT PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5HG



The subjects comprise a mid-terraced industrial unit of steel portal frame construction. The property benefits from both dedicated vehicular and pedestrian entrances from James Watt Place.

Internally, the premises has undergone extensive refurbishment, providing warehouse/storage space complimented by high-quality office content.

The warehouse benefits from concrete flooring, enhanced by a combination of glazed roof paneling and modern strip LED lighting as well as a clear eaves height of 4m. Vehicular access is provided by way of electric steel roller shutter door. W/C facilities, and a kitchen/tea preparation area can be found to the rear of the property.

The offices are finished to a high standard with timber floor coverings and LED lighting throughout.

A fire exit to the rear of the property leads to a shared yard space suitable for light storage.

## ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	177.5	1,910
<b>TOTAL</b>	<b>177.5</b>	<b>1,910</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).

# Floor Plan

61 JAMES WATT PLACE, COLLEGE MILTON, EAST KILBRIDE, G74 5HG





## RENTAL

**Our client is looking for offers in excess of £16,000 (No VAT) per annum on the basis of fully repairing and insuring lease terms.**

## 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 tenant to satisfy themselves in this respect.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

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

## VAT

We understand that the property is not elected for VAT.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £8,800. The rate poundage for 2026/2027 is 48.1p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus Scheme.

## TITLE BOUNDARY

All boundary lines are for indicative purposes only. It is incumbent upon any incoming tenant to satisfy themselves in this respect.

## 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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