

TO LET

Modern Office Premises

NIA: 31.58 - 73.22 SQM (340 - 788 SQFT)

Flexible Office Suites Available

Situated Within An Established Trade & Business Park

CCTV Security

Extensive Communal Parking provisions

Rent: From £5,200 per annum



[CLICK HERE FOR A VIRTUAL TOUR!](#)



17 GLENFIELD ROAD, EAST KILBRIDE, G75 0RA

CONTACT:

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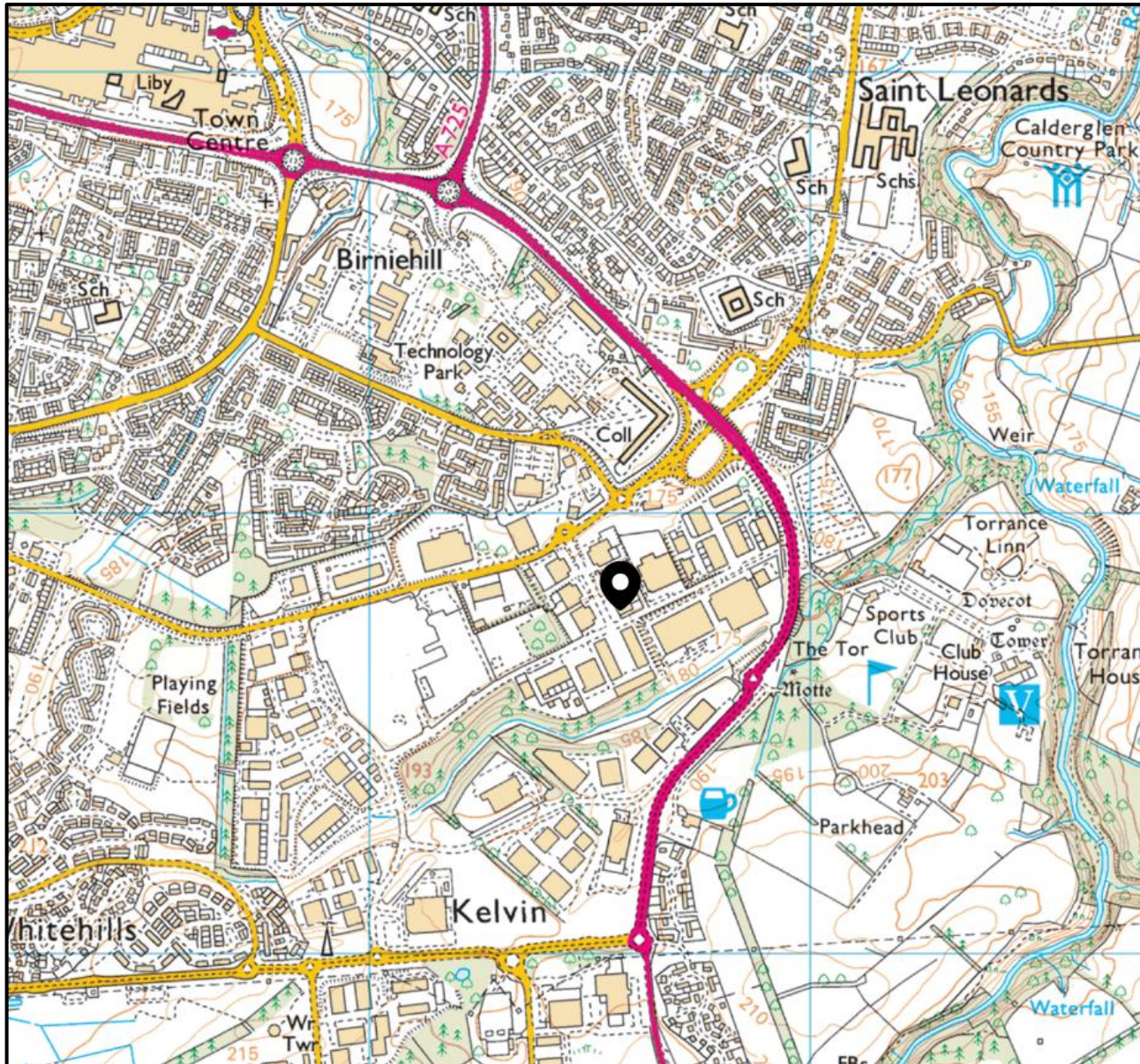
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Location

17 GLENFIELD ROAD, EAST KILBRIDE, G75 0RA



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, leading on to the wider national motorway network. The East Kilbride expressway, located within close proximity to the subjects, provides direct access to both the M74 and M77 motorway network.

More specifically, the subjects occupy a prominent position on the northern periphery of Kelvin Industrial Estate which acts as one of East Kilbride's premier industrial estates. The estate hosts a range of local and national occupiers, including Screwfix, Howdens and City Plumbing, all of which are situated within Colvilles Park, the estate's primary trade counter hub.



[CLICK HERE FOR LOCATION](#)



Description

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The subjects comprise an end-terraced office complex organised across ground and first floors, housed within the front of a larger industrial premises. The subjects also benefit from dedicated pedestrian access via a communal car park just off Glenfield Road.

Internally, the subjects comprise a large open plan office suite on the ground floor, as well as two cellular spaces on the first floor. A communal hallway and stairwell provides access to all suites as well as a kitchen prep area on the ground floor and toilets on the first.

The property benefits from carpet floor coverings and suspended tiled ceilings with LED panels throughout. Modern glazed partition walls separate the suites on the first floor.

ACCOMMODATION

	SQM	SQFT
Suite A	41.64	448
Suite B	17.30	186
Suite C	14.28	154
TOTAL	73.22	788

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





RENT

Space available from £5,200 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from 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.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects have multiple entries by the Scottish Assessors Association given their current divided specification. Further details are available at:

[Scottish Assessors – Scottish Assessors Association website](#)

ENERGY PERFORMANCE CERTIFICATE

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

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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