### G·M·BROWN

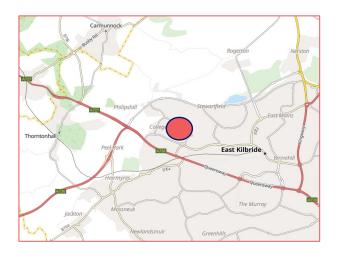


## TO LET - INDUSTRIAL / WAREHOUSE PREMISES

4,059 SQ FT

# 13 & 15 DIXON PLACE, COLLEGE MILTON IND ESTATE EAST KILBRIDE G74 5JE

- Double bay industrial unit
- Unit under refurbishment
- Insulated panel roof
- Existing office space to the front of one bay
- New FRI lease available



#### **LOCATION**

The subjects are located within the College Milton Industrial Estate of East Kilbride just 2 miles west of East Kilbride town centre and 10 miles south of Glasgow City Centre.

More specifically the subjects are situated within Dixon Place which is just off Hawbank Road.

Easy access to the A726 Glasgow Southern Orbital Road is provided that connects with the M77 motorway beyond.

#### **DESCRIPTION**

Under refurbishment

Double bay industrial / warehouse premises.

Steel portal frame construction.

Over-clad roof.

2 x manually operated sectional doors

Internally provides completely open-plan accommodation with offices to the front and two WC blocks to the rear





#### **ACCOMMODATION**

GIA 377.09 SQ M 4,059 SQ FT

The clear internal eaves height is 3.75 m x 5.18 m.

#### **BUSINESS RATES**

RV £16,600

#### **EPC**

Available on request

#### **ASKING TERMS**

The subjects are available on the basis of a new FRI with at a rent of £20,000 per annum

#### **VAT**

The rent is subject to VAT.

#### **VIEWING & FURTHER INFORMATION**

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN 0141 212 0059 www.gmbrown.co.uk

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