



Tel. 0141 337 7575 X @Allied_Scotland
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TO LET

Unit 6 Cairn Court, Nerston Industrial Estate, East Kilbride G74 4NB

- ✔ Modern industrial unit with approx. 5.5m internal eaves height
- ✔ Established industrial location
- ✔ Access to shared yard and dedicated parking
- ✔ Approximate gross internal area of 680.05 sq m (7,320 sq ft)

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LOCATION

The subjects hold a central position within Cairn Court, a modern development within the wider Nerston Industrial Estate that lies less than a mile north of East Kilbride town centre in South Lanarkshire with Glasgow city centre approximately 10 miles to the north west. This is one of East Kilbride's most established industrial locations that enjoys excellent access to the surrounding road network including the arterial East Kilbride Expressway, the A725 road, which lies a short distance to the east and connects the area to the Glasgow Southern Orbital, the A726, and M77 motorway to the west and the M74 to the east.

The development is within a short walk of East Kilbride railway station which provides regular daily services to and from Glasgow Central station with local bus stops and local amenities also found nearby.

DESCRIPTION

The property comprises a single storey semi-detached industrial unit with dedicated car parking to side and a yard/loading bay to the rear that is shared with the adjoining building.

ACCOMMODATION

The accommodation is laid entirely over ground floor level with a main reception area providing access to an open plan general office with integrated meeting room, toilets and storage at the front of the building along with the main open plan warehouse area to the rear which incorporates further smaller workshop/storage space and toilets. The workshop area benefits from circa 5.50m internal eaves height and electric roller shutter providing vehicular access to and from the shared yard area. The front ancillary areas are to benefit from a refurbishment programme prior to lease commencement.

FLOOR AREA

We calculate the gross internal floor area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) at 680.05 sq m (7,320 sq ft).

RENT

Asking rent on application.

LEASE TERMS

The unit is to be refurbished prior to the date of entry and will be available on standard Full Repairing and Insuring lease terms for a period to be agreed.

SERVICE CHARGE

A relevant service charge for the maintenance and management of the shared areas within the estate will apply. Further details available upon request.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £46,000 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is E.

OFFERS

In the normal Scottish form addressed to this office.

VAT

The property has been elected for VAT and therefore will be applicable for any rent or any other associated costs.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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