



- Standalone industrial property
- Warehouse and office accommodation refurbished in 2017
- Secured yard with two rear vehicular access doors
- Central location within East Kilbride's established commercial hub
- Quoting figures are available upon application

9-11

**To Let / For Sale** | 26,655 sq ft (2,476 sq m)

**Unit 9-11, Albion Way, Kelvin Industrial Estate**  
East Kilbride, G75 0YN





## Location

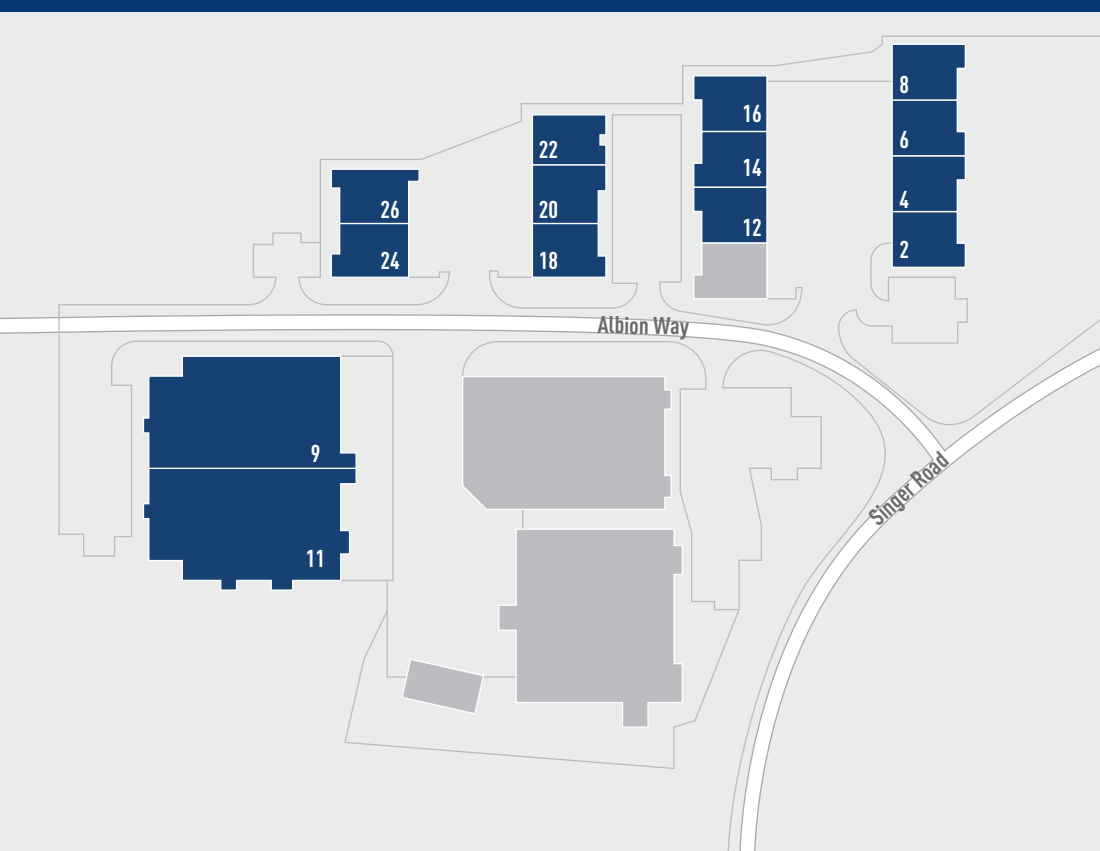
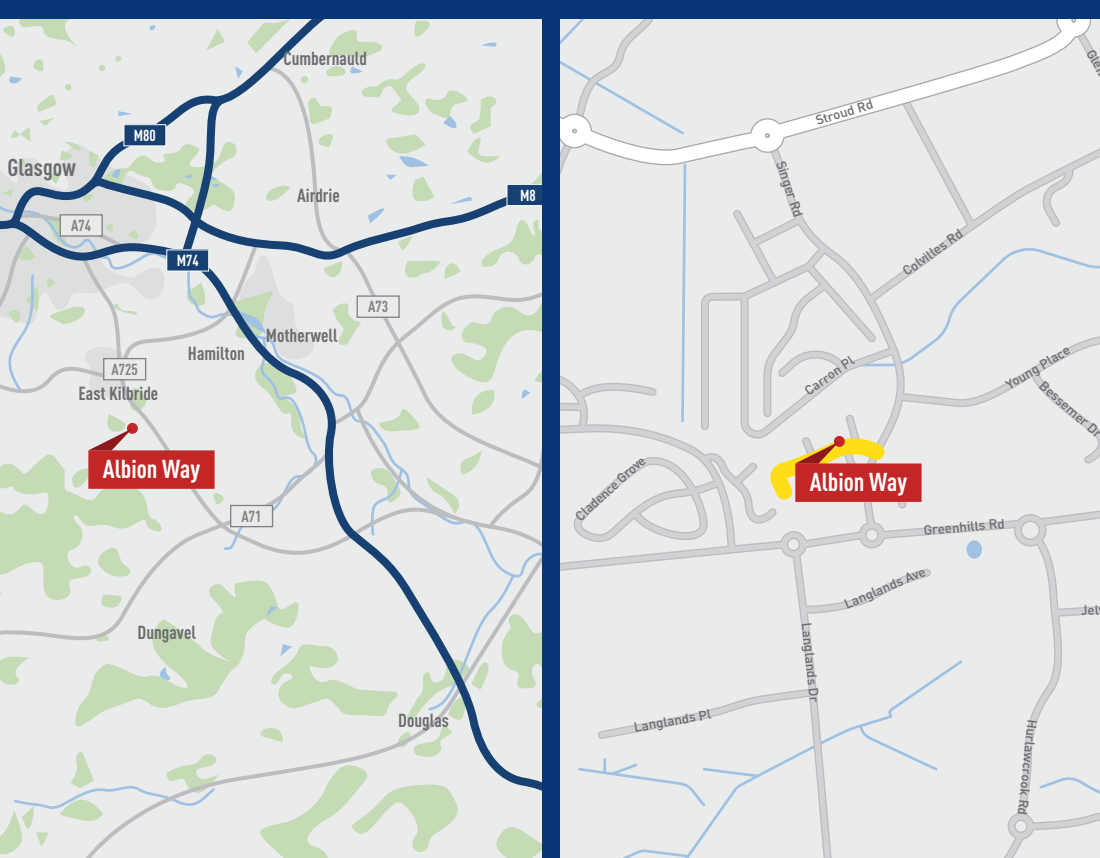
Albion Way is located in the established Kelvin Industrial Estate, some 3 miles south of East Kilbride town centre just off Greenhills Road within the established industrial area of Kelvin Industrial Estate. Greenhills Road connects to the A726, providing access to the M77 and M74 motorways.

## Description

Kelvin Industrial Estate itself consists of a mix of small starter units and larger manufacturing and logistics warehouses. The area as a whole benefits from an excellent tenant mix as a result of the varied accommodation.

Units 9-11 Albion Way form a standalone industrial property which benefits from a fully secured yard and a recent refurbishment of the internal warehouse and office accommodation.

Most recently the roof has been fully overclad, copies of the relevant warranties available upon request.



## Accommodation

The unit benefits from the following specification:

- First Floor office accommodation
- 3 phase power supply
- 2 electrically operated vehicle access loading doors
- Parking to the front of the property within a dedicated area
- Minimum clear eaves height of 4.0m

For current availability please contact the letting agents.

## Business Rates

All business rates enquiries should be made directly to the Scottish Assessors Association.

## Terms

Quoting rent is available upon application from the joint letting agents. The sale price is available upon application from the joint agents.

## Energy Performance Certificate

An EPC has been prepared for this property and a copy of the certificate is available upon request available upon request.

## VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

## Legal Costs

Each party will bear their own legal costs in respect of any transaction.

## Further Information

For further information please contact the joint letting agents on:



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