

FOR SALE

**SUBSTANTIAL
PRICE REDUCTION**



INDUSTRIAL WAREHOUSE

2-8 COLVILLES PLACE, KELVIN INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0SN

- Four bay warehouse – 9,122.97 sq m (98,202 sq ft)
- Superb distribution/commercial location
- Can sub divide into units of approximately 2,280 sq m (24,540 sq ft)
- Car parking to the front with access/service yard at the rear
- Offers in the region of £700,000

allison
David Allison & Company

David Allison & Company Surveyors and Valuers
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LOCATION

East Kilbride is a major South Lanarkshire town with a population of approximately 80,000 lying 11 miles to the South East of Glasgow City Centre.

East Kilbride developed as one of Scotland's most successful new towns from 1974 and as a result is now a major distribution/manufacturing hub in the West of Scotland.

The town and Kelvin Industrial Estate benefit from superb transport links – being situated between the M74 and M77 motorways, providing access to the South/East and West of the country respectively.

The unit is situated on the South of Colvilles Place within the Kelvin Industrial Estate approximately 1.5 miles to the South East of East Kilbride Town Centre.

Kelvin Industrial Estate is one of the major industrial estates within the town and is home to a number of significant local, national and global companies. In addition, a number of restaurant/leisure facilities are situated nearby. The plan opposite illustrates the approximate location for information purposes only.

GENERAL DESCRIPTION/ACCOMMODATION

The subjects comprise a terrace of four similar warehouse bays each extending to approximately 2,280.74 sq m (24,540 sq ft). The units are currently interconnecting but may be available separately. Additionally, a variety of out-span single storey offices have been formed along the front elevation of each unit.

The main warehouse accommodation is of steel framed construction with cavity brick dado walls which have been part roughcast externally with metal sheeting on the upper elevations.

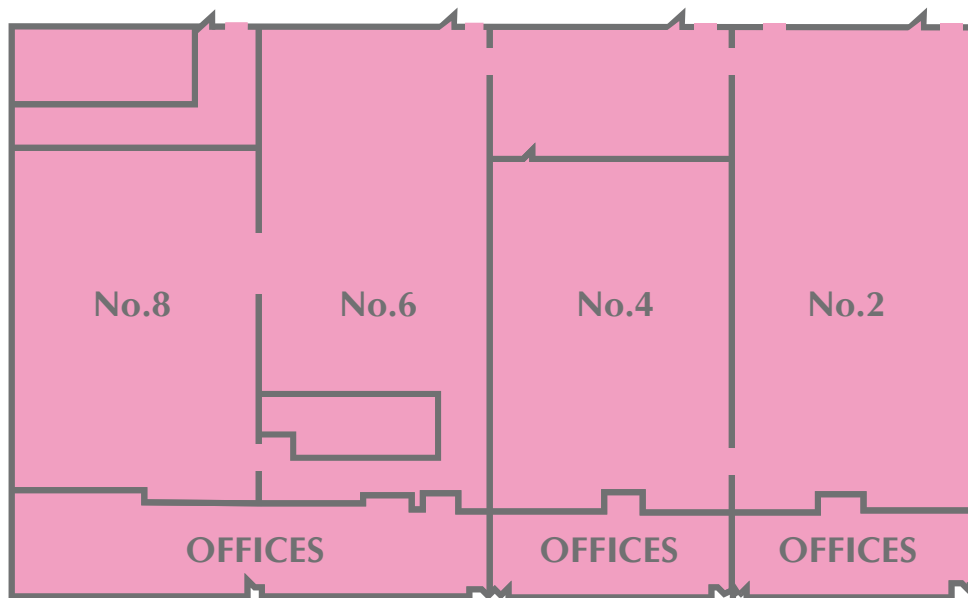
The roof is steel framed and part clad with corrugated asbestos sheet/part steel clad. The offices to the front are of brick and roughcast construction with a flat roof.

Each unit has a large electrically operated goods delivery roller shutter door and a gas fired warm air blower system. A 3 Phase electrical supply has been installed and illumination is generally provided by sodium lamps and florescent tube fittings.

Car parking for the offices is available to the front of the building with a rear access to the service yard.

The buildings are in need of upgrading and repair, which is reflected in the asking price.





ACCOMMODATION

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition), we calculate the Gross Internal Area (GIA) of the subjects extend as follows:-

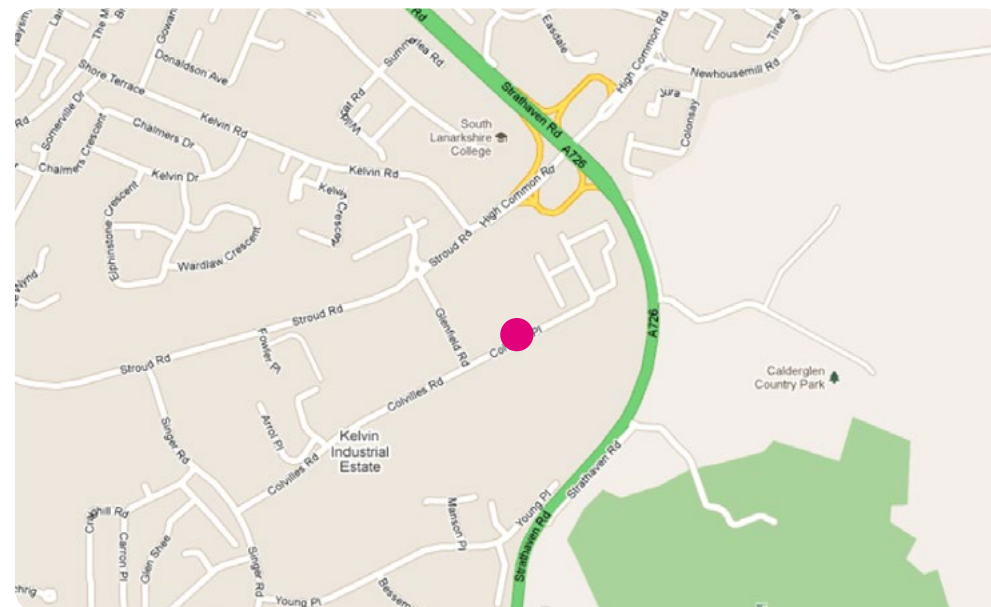
2 Colvilles Place	2,266.01 sq m	(24,392 sq ft)
4 Colvilles Place	2,305.13 sq m	(24,813 sq ft)
6 Colvilles Place	2,234.34 sq m	(24,051 sq ft)
8 Colvilles Place	2,318.48 sq m	(24,946 sq ft)
TOTAL GIA	9,122.97 sq m	(98,202 sq ft)

In addition, we calculate that the building has an eaves height of 4m. At the wallhead – rising to 5m in the centre

PRICE

We have been instructed to seek offers in the region of **£700,000** for the benefit of our client's feuhold interest in the building/site.

Consideration may be given to sub dividing the subjects – details on application.



RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £230,000

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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PROPERTY MISDESCRIPTIONS ACT 1991 The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.

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