

Industrial

UNIT 2 | CAIRN COURT

Cairn Court, Glasgow, G74 4NB

UNIT 2 | 9,370 SQ FT

Unit 2 offers 9,370 sq ft of modern industrial accommodation

Unit 2 offers 9,370 sq ft of modern industrial accommodation, providing a practical and efficient layout suitable for a range of industrial, storage or distribution uses. The unit benefits from roller shutter loading, integrated office space, and an internal eaves height of approximately 5 m, set within an attractively landscaped and well maintained estate. Situated at Cairn Court, approximately 12 miles southeast of Glasgow, the unit enjoys excellent connectivity via the A725, linking directly to the M74 and M77. East Kilbride Station, around one mile from the estate, offers direct rail services to Glasgow Central, supporting both staff access and regional connectivity. Service charges and insurance payable for this unit is to be confirmed.

Lease Type	New
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✔ Unit Summary

- Office Accommodation
- Premier Industrial Location
- Eaves height of 5m
- Close to Transport
- Modern Industrial Space
- Local Amenities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£70,275.00	£7.50
Rates	£23,779.50	£2.54
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£94,054.50	£10.04

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Located with immediate access to the A725 East Kilbride Expressway, and just 6 miles from the Raith Interchange (Junction 5 of the M74), Cairn Court offers excellent connectivity to Glasgow, Edinburgh, and the wider Scottish logistics network.



Road
M74: 6 miles



Airport
Glasgow Airport: 17 miles



Rail
East Kilbride Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (43)



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Key Contact



Sarah Black
Asset Manager

"Sarah joined Indurent in 2020 and is our Customer Engagement Manager for our properties in Scotland. Please drop Sarah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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➔ For more info please visit: unit.info/U6P0100264

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