

Industrial

UNIT 9 | CAIRN COURT

Cairn Court, Glasgow, G74 4NB

UNIT 9 | 11,280 SQ FT

Unit 9 comprises 11,280 sq ft of modern industrial accommodation

Unit 9 comprises 11,280 sq ft of modern industrial accommodation, offering a flexible layout well suited to industrial, storage or distribution occupiers. The unit benefits from roller shutter loading, integrated office space, and an internal eaves height of approximately 5 m, set within a well maintained and attractively landscaped estate environment. Located at Cairn Court, approximately 12 miles southeast of Glasgow, the unit enjoys excellent road connectivity via the A725, providing direct links to the M74 and M77. East Kilbride Station is around one mile away, offering convenient rail services to Glasgow Central. Service charges and insurance payable for this unit is to be confirmed.

Lease Type	New
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Unit Summary

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

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£84,600.00	£7.50
Rates	£31,301.00	£2.77
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£115,901.00	£10.27

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	E (64)



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Key Contact



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"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/U6P0100268

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