

TO LET

College Milton Business Centre, 2-4 Glenburn Road, East Kilbride, G74 5BA.

Office, Leisure & Mixed Use

Refurbished Office suites from 250sqft

A&G



- Planning Consent for Dance Studio & Vets Practice
- Indoor Soft Play & Taekwondo Gym now Operating
- Easy Access from Town Centre + 24 Hr Access
- Other Uses within Classes 10 & 11 Permitted
- Competitive Rent & Lease Packages Available
- Potential for On-Site Cafeteria.

A&G[®]
Rentals



www.agpropertygroup.com

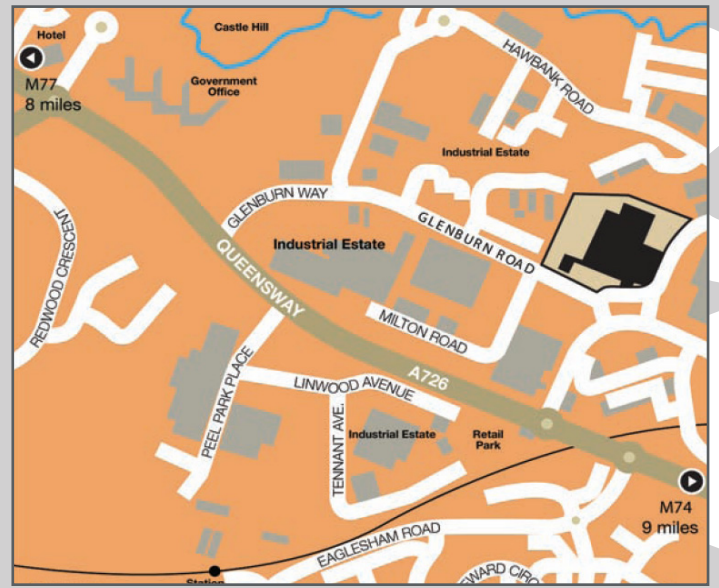
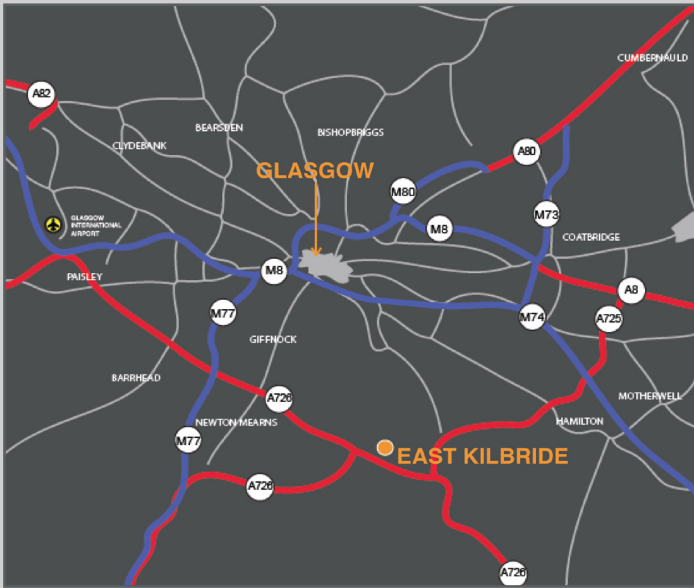


+44 (0)141 333 1866

Location

The premises are located within the established College Milton area of East Kilbride. The town is located approximately 9 miles to the south east of Glasgow and is easily accessed from the motorway network

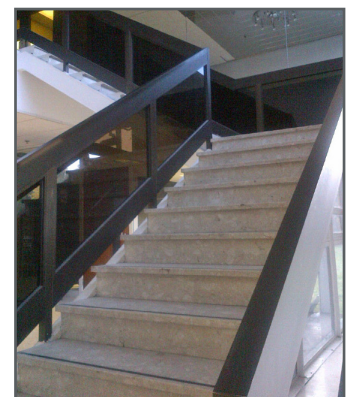
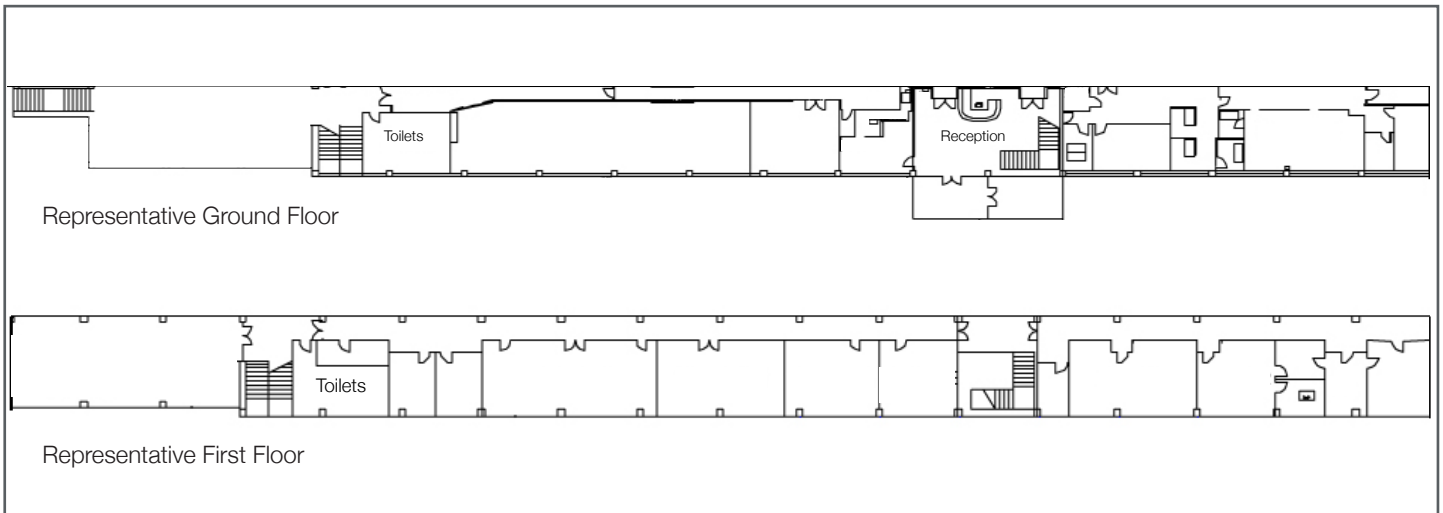
by either the A726 / GSO from the M77 motorway or the A725 from the M74 motorway. This motorway access has allowed East Kilbride to develop into what is now a well established business location.



Accommodation

College Milton Business Centre has been developed to serve the needs of businesses seeking cost effective office space alongside a range of supplementary site services include children's nursery, dog day-care centre and soft play facility. The Offices suites are situated

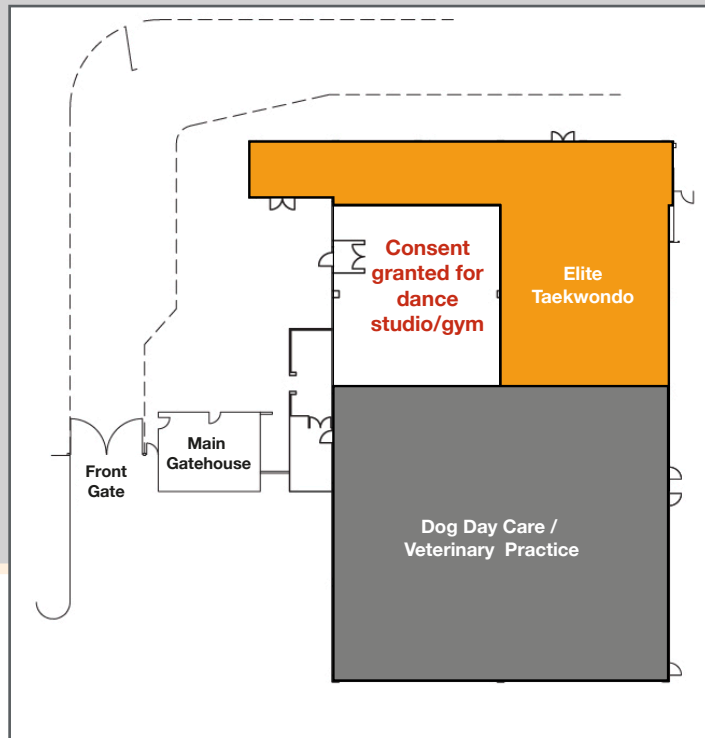
over ground and first floor, providing for self contained, cellular and open plan space via a common reception area. A large surfaced car park to the front of the property offers free parking, being close to other local amenities located on the Queensway.



Leisure

4 Glenburn Road at the western end of the property comprises a separate building benefitting from Class 11 consent. A popular Taekwondo Centre has recently opened, as will a Dog Day Care Centre early 2013.

Potential occupiers for the remaining areas of the building could include a Veterinary Practise, Dance Studio, Cafeteria, Gym and similar uses. Local amenities within walking distance include McDonalds, KFC, M&S Food and Premier Inn.



Use

4 Glenburn Road has been designed to provide a dedicated Leisure facility alongside the Rainforest Soft Play centre and Children's Nursery located at the opposite side of the complex, so catering for a wide variety of uses within Classes 10 & 11 of the Town & Country Use Classes (Scotland) (Order) 1997. Interested parties should contact the letting agent for confirmation of permitted businesses.

Terms

The units are available on new Full Repairing & Insuring lease terms on a competitive rental basis. Further details are available on request from the agent.

Legal Costs

Each party will be liable for their own legal and professional costs during the completion of the lease documentation, with the tenant responsible for any Stamp Duty Land Tax (SDLT), registration dues and fees incurred there-on.

VAT

All figures stated verbally or written will be subject to VAT if applicable.

EPC

The property has an EPC Rating of 'F'. A copy of the buildings Energy Performance Certificate is available on request.

Rating

The individual units will require to be re-assessed upon occupation, with the in-going tenant having the right to appeal the proposed Rateable Value within 6 months of occupation. Interested parties should contact the Local Authority for further information.

Enquiries & Viewings

For further information or to arrange a viewing, please contact the letting agent.

A&G[®]
Rentals



13 Royal Crescent
Glasgow
G3 7SL

T +44 (0)141 333 1866
F +44 (0)141 353 0673
admin@agpropertygroup.com