

# Bessemer Drive

Kelvin Industrial Estate East Kilbride G75 0QX

Warehouse | 5,706 ft<sup>2</sup>



On-site car parking



Ground floor offices



Shared yard



Roller shutter access



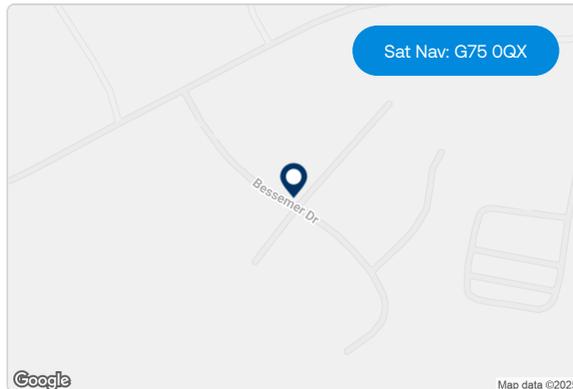
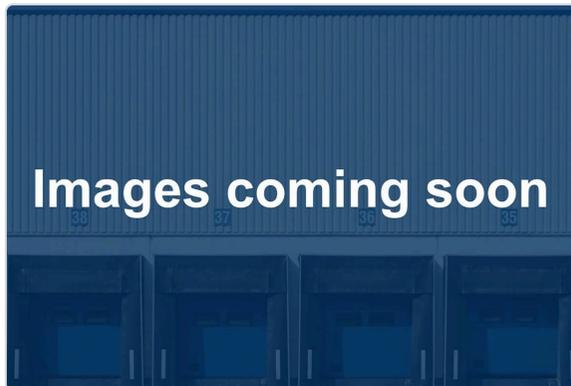
Access to M74/M77



5 m eaves height

Available to Let





## Description

This semi-detached industrial unit, constructed with a steel portal frame, features an insulated panel roof with light panels, ensuring excellent levels of natural daylight throughout the workspace. Offices are located at the front of the unit, providing easy access for customers and staff, and there is generous staff/customer parking available. The unit also has a 5-metre eaves height, allowing for ample vertical storage space. There is one vehicle access door at the rear, opening out onto a large communal yard space. Additionally, the unit benefits from convenient motorway access.

## Location

Bessemer Drive is located within the Kelvin Industrial Estate, set in an attractive landscaped environment. The location offers excellent road links, with access to the M74 motorway available via Junction 5 through the A725 East Kilbride Expressway. Additionally, the A725 connects to the M8 motorway, providing direct access to the national motorway network at the Baillieston Interchange. The A726 Glasgow Southern Orbital Road offers access to the M77, leading to Glasgow and Ayrshire.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 15	Warehouse	5,706	Immediately
Total		5,706	

## Further information

**EPC**  
EPC is available upon request

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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