

Bessemer Drive

Kelvin Industrial Estate East Kilbride G75 0QX

Warehouse | 5,706 ft²



On-site car parking



Ground floor offices



Shared yard



Roller shutter access



Access to M74/M77

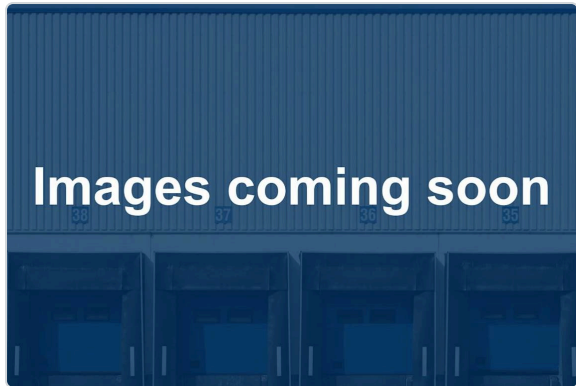


5 m eaves height

Available to Let



LastMileFirst | mileway.com



Description

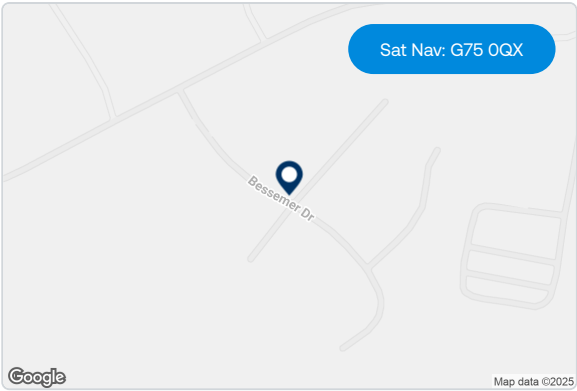
This semi-detached industrial unit, constructed with a steel portal frame, features an insulated panel roof with light panels, ensuring excellent levels of natural daylight throughout the workspace. Offices are located at the front of the unit, providing easy access for customers and staff, and there 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.

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.



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	EPC
Unit 15	Warehouse	5,706	Under offer	
Total		5,706		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

Graeme Stewart
Mileway
scotland@mileway.com
0141 846 0480

Jonathon Webster
Savills
jonathon.webster@savills.com
0141 222 4114

Gregor Brown
G M Brown
gb@gmbrown.co.uk
0141 212 0059

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