

CLOSING DATE SET: FRIDAY 25th JULY 2025 AT 12 NOON

FOR SALE

INDUSTRIAL UNIT

GIA: 905.52 SQM (9,747 SQFT)

HIGH QUALITY SEMI-DETACHED
INDUSTRIAL UNIT

4.5m EAVES

LARGE SECURE YARD

RARE SALE OPPORTUNITY

LOCATED WITHIN POPULAR
INDUSTRIAL LOCATION

SALE PRICE: £425,000 (exc VAT)



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3 RENNIE PLACE, EAST KILBRIDE, GLASGOW, G74 5HD

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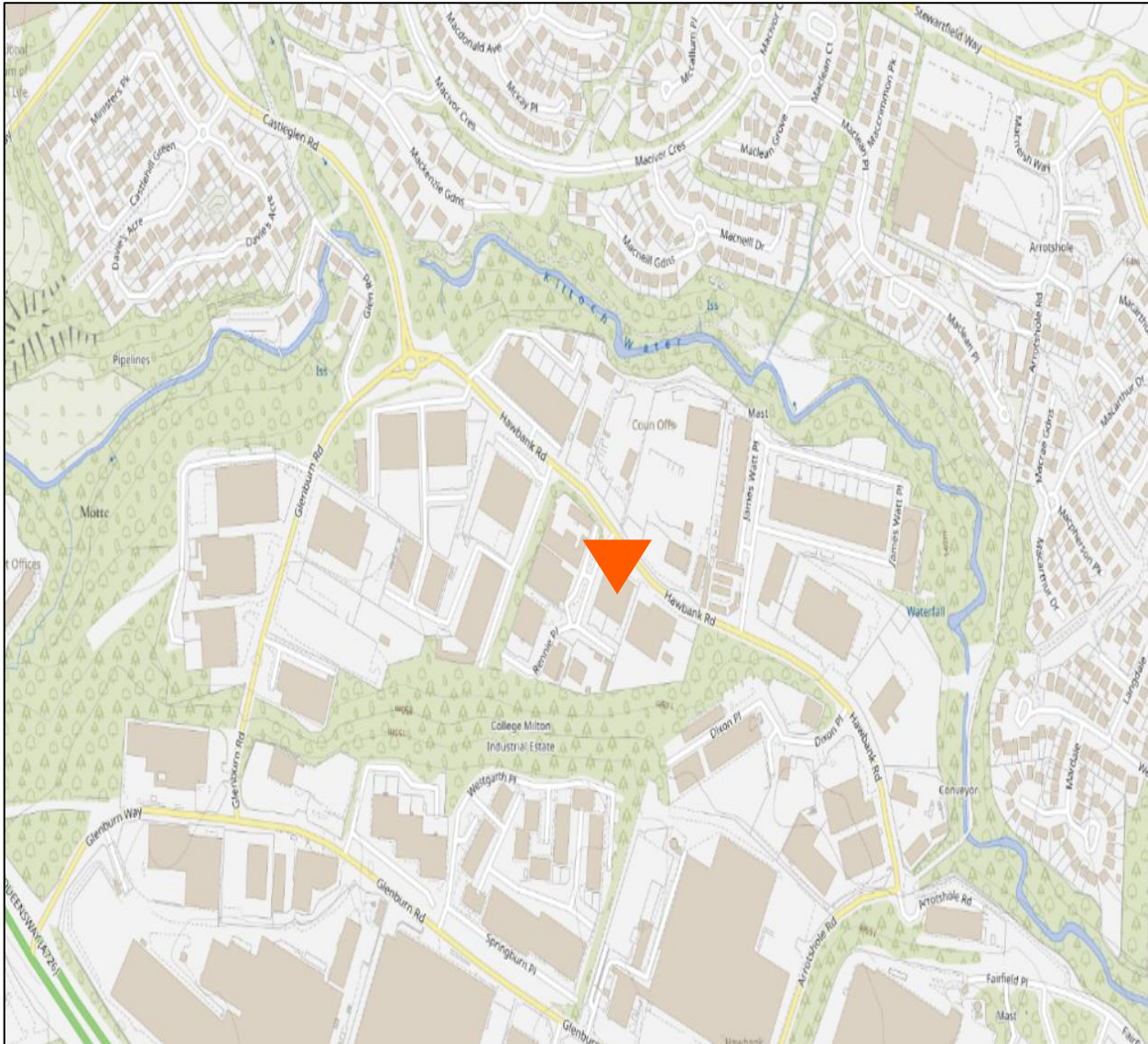
| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132





Location

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The subjects are located in College Milton Industrial Estate, an established and popular estate lying to the north of East Kilbride town centre.

The estate lies close to the southern orbital road which provides access to the M77, and thereafter the M8 motorway to the north. Additionally, the estate also lies close to Queensway, which is the main arterial road through East Kilbride, which in turn links in with the East Kilbride Expressway to the east of the town, and thereafter to the M74 motorway.

More specifically, the subjects occupy a prominent position on Rennie Place and benefits from a prominent frontage onto Hawbank Road. Within the estate occupiers currently include Coca Cola, Jewson, Howdens, Burn Stewart Distillers, amongst others.

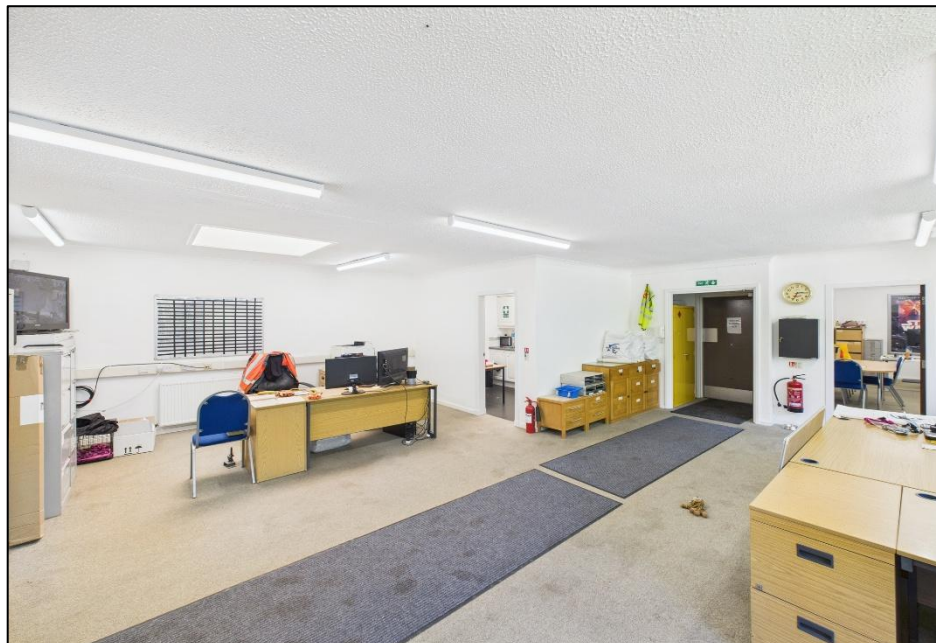


[**CLICK HERE FOR LOCATION**](#)



Description

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The subjects comprise of an industrial premises offering warehousing space at ground floor level, with two story office accommodation on the southern elevation of the property fronting onto Hawbank Road.

Upon entering the property the subjects benefit from a large reception area as well as a kitchen and w/c facilities. A single staircase provides access to the first-floor office accommodation comprising of an open plan office with two cellular offices. The first floor also benefits from a kitchen as well as male and female w/c facilities.

The reception area leads on to a large warehouse area benefitting from 4.5m eaves, rising to 5.6m at the apex.

To the rear of the warehousing space, the subjects benefit from a mezzanine area currently utilised as light storage.

The subjects benefit from a large secure yard to the rear extending to circa 0.011 Acres and accessed by way of electric roller shutter. The property is of steel portal frame construction and supplied by way of 3-phase electricity and gas throughout.

ACCOMMODATION

| Accommodation | SQM | SQFT |
|---------------|---------------|--------------|
| Accommodation | 905.52 | 9,747 |
| TOTAL | 905.52 | 9,747 |

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Photographs

3 RENNIE PLACE, EAST KILBRIDE, GLASGOW, G74 5HD



Photographs

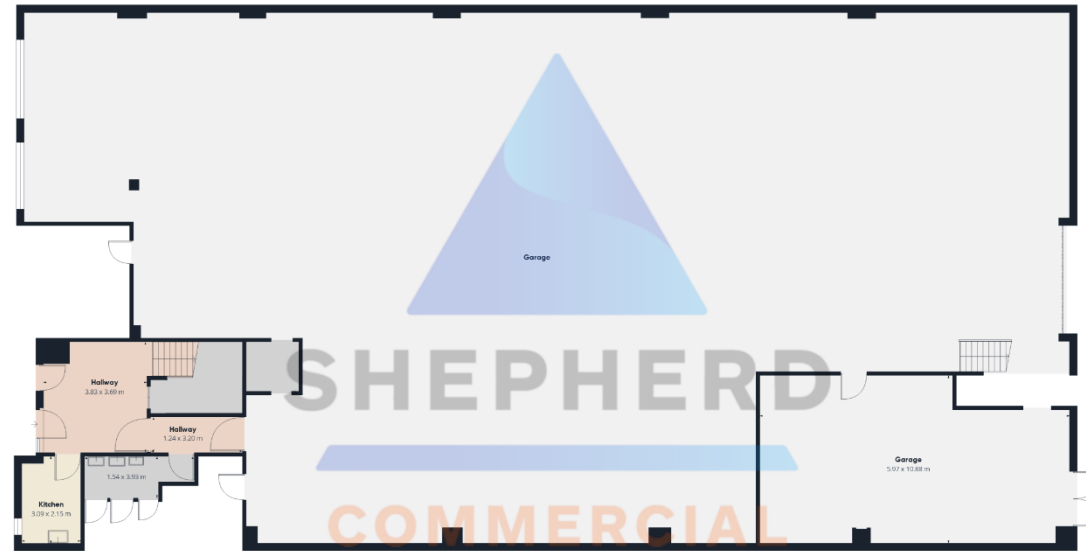
3 RENNIE PLACE, EAST KILBRIDE, GLASGOW, G74 5HD



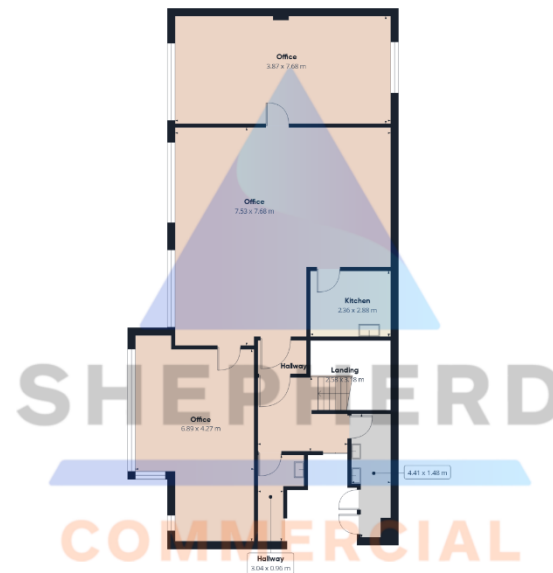
The above outline is for indicative purposes only and does not represent the full extent of the title.

Floorplan

3 RENNIE PLACE, EAST KILBRIDE, GLASGOW, G74 5HD



Floor 0



Floor 1



SALE

Our client is seeking offers in excess of £425,000 for their heritable interest in the subjects.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

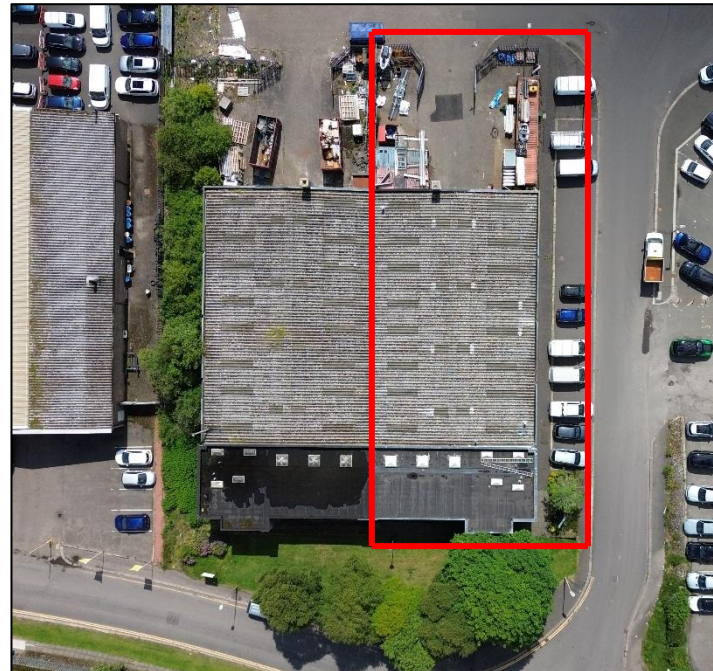
The subjects are currently entered into the Valuation Roll at a rateable value of £26,750. The rate poundage for 2025/2026 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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