

## 2 Redwood Court East Kilbride, South Lanarkshire G74 5PF

lot 52

### Heritable Office Investment

- 1,603.68 sq m (17,262 sq ft) modern office accommodation
- Strategic location within Peel Park, adjacent to Glasgow South Orbital Highway
- Benefits from suspended ceilings, perimeter trunking and comfort cooling
- 25 car parking spaces

Vacant  
Possession



### Location

Miles: 10 miles south of Glasgow  
48 miles west of Edinburgh  
Roads: A726, M77 (Jct 5), M74 (Jct 5)  
Rail: Hairmyres Rail (26 mins to Glasgow Central)  
Air: Glasgow International Airport

### Situation

East Kilbride is the largest town in South Lanarkshire, located some 10 miles south of Glasgow. The property is located 3 miles west of East Kilbride town centre within Peel Park, a strategic business location adjacent to the new Glasgow South Orbital highway. Other occupiers in the area include Clyde Blowers and British Energy.

### Description

The property comprises a modern two storey office building with storage areas on the ground floor and roller shutter access. The property benefits from suspended ceilings, perimeter trunking, comfort cooling and 25 car parking spaces.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Viewings

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: 07718 899 341.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Ground	Office	970.46 sq m (10,446 sq ft)	<b>VACANT POSSESSION</b>
First	Office	633.22 sq m (6,816 sq ft)	
<b>Totals</b>		<b>1,603.68 sq m (17,262 sq ft)</b>	

### For further details please contact:

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### Associate Auctioneers:



### Seller's Solicitors:

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