

TO LET

PRELIMINARY DETAILS



PRIME HIGH QUALITY MODERN DISTRIBUTION/ PRODUCTION FACILITY



1 Fullarton Drive, Cambuslang Investment Park, Glasgow G32 8FD

- Prime industrial location
- Highly Prominent fronting J2A M74 motorway
- 7.9m eaves height, rising to 11.87m at roof apex
- 10 dock levellers & 1 ground level access door
- High quality two storey office accommodation
- Large secure yard
- Separate generous car park



74,430 sq ft (6,914.72 sq m)
plus 22,750 sq ft (2,113.53 sq m) mezzanine

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

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Property Ref: **24530**

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LOCATION

The property is located within Cambuslang Investment Park, one of Scotland's best industrial locations, approximately 5 miles south east of Glasgow city centre lying immediately adjacent to Junction 2a of the M74 which in turn provides direct access to the city centre, the west and south. The junction with the M73 further provide links north via the M80, and east via the M8/A8.

Surrounding occupiers providing testament to the building's prime location include; **DPD, Siemens, Speedyhire, Scottish Power, Royal Mail, Righton, DHL, Parcelforce** and **Muller Wiseman**.

DESCRIPTION

The premises comprise a high quality, modern detached warehouse of steel portal frame construction benefitting from the following salient features:

- HQ style facility
- High quality, two storey offices/staff welfare facilities
- 7.9m eaves height, rising to 11.87m at roof apex
- Heating and lighting
- 10 dock levellers & one ground level access door
- Large secure concrete yard
- Separate generous car park
- Substantial mezzanine area within Warehouse
- Expansion land

ACCOMMODATION

The property benefits from an approximate Gross Internal Area as follows:

Warehouse	60,760 sq ft	(5,644.74 sq m)
Ground Floor Offices	6,900 sq ft	(641.03 sq m)
First Floor Offices	6,770 sq ft	(628.95 sq m)
TOTAL	74,430 SQ FT	(6,914.72 sq m)
Mezzanine	22,750 sq ft	(2,113.53 sq m)

RENT

On Application.

RATEABLE VALUE

The property is entered in the current valuation roll as follows:

NAV/RV - £370,000

TERMS

The premises are available on the basis of a new Full Repairing and Insuring lease for a term to be agreed between the parties.

EPC RATING

EPC Rating is available on request.

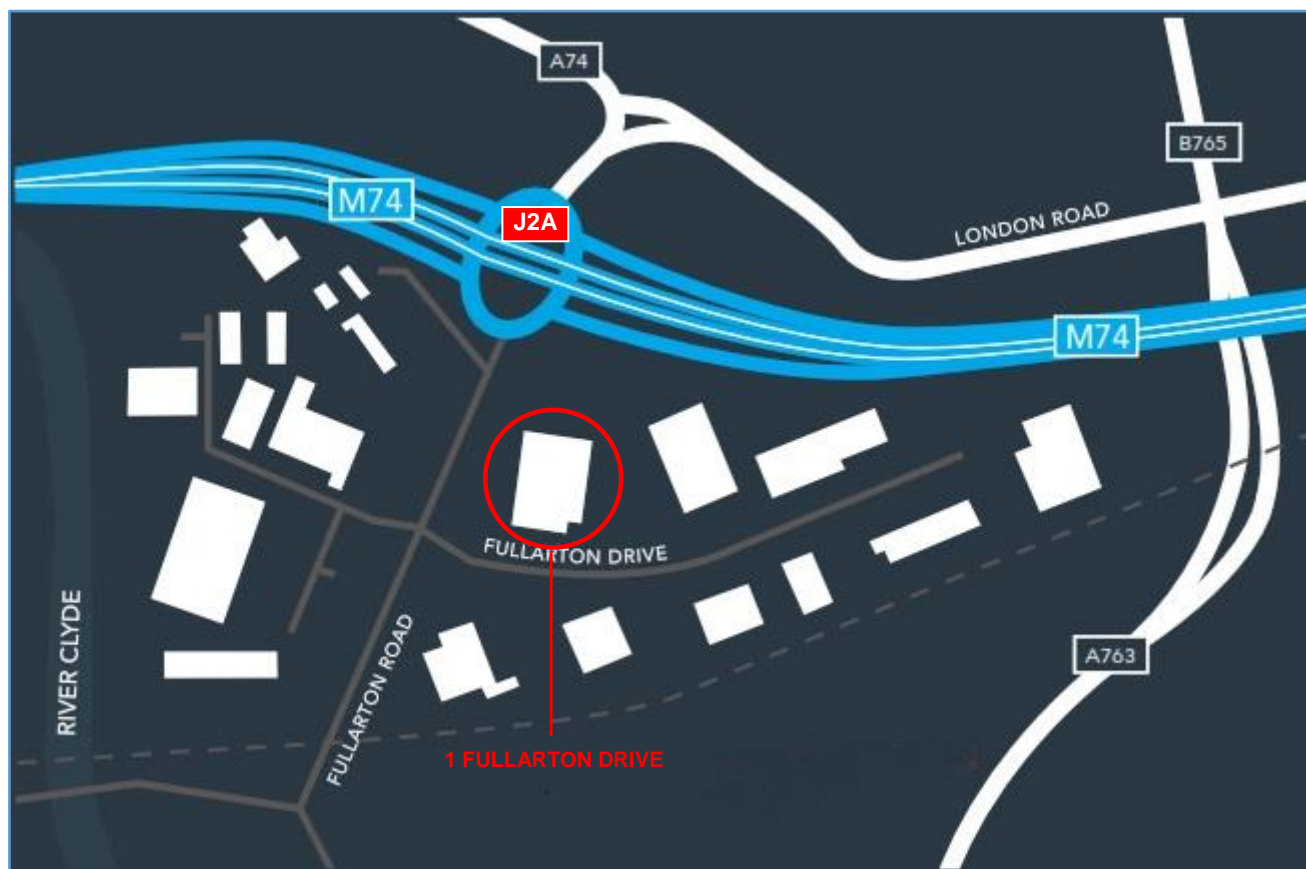
LEGAL COSTS

Each party to bear their own legal fees in respect of any transaction. The incoming Tenant shall be responsible for all costs associated with Land and Buildings Transaction Tax and VAT thereon.

VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

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Misrepresentation Act

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