



# TO LET

## Industrial Unit



**Unit 1, Block 1, Whistleberry Industrial Estate, Blantyre ML3 0ED**



- Gross internal Area: **286.98 sq m (3,088 sq ft)**
- Excellent transport links
- Popular industrial location
- Dedicated parking
- Eaves height 4.0m
- **Car use prohibited**
- **Rental: £19,000 per annum**

### VIEWING & FURTHER INFORMATION:

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**T: 0141 331 2807**

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### LOCATION

The property is located within Whistleberry Industrial Estate within the South Lanarkshire town of Blantyre.

Blantyre itself benefits from excellent transport links via the A725 to the M74 and M8 motorway networks and is situated adjacent to Hamilton and East Kilbride.

The Estate comprises three terraces of similar units which are of steel frame construction with profile metal clad elevations and roofs incorporating translucent panels.

Surrounding occupiers within the Estate include Hodge Plant Hire, Portakabin, Volvo Trucks and Finning.

### DESCRIPTION/ACCOMMODATION

The subjects comprise a modern semi-detached industrial unit with the benefit of office accommodation, loading bay and dedicated car parking.

The workshop specification includes a sealed concrete floor, gas blower heating, 4.00 m clear eaves height and electric roller shutter access to the front loading bay.

The subjects can be entered from an attractive reception area which leads to a small private office and then a open plan industrial space. Staff welfare facilities are provided within the unit.

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### FLOOR AREAS

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend to the following Approximate Gross Internal Area: **286.99 sq.m (3,089 sq.ft)**

### RENTAL

We are seeking rental offers in excess of **£19,000 pax** for the benefit of a lease of flexible duration, incorporating regular upwards only rent reviews.

### RATING

The premises are entered in the current Valuation Roll with a rateable value of £16,900.

### 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 tenant to satisfy themselves in this respect.

### SERVICE CHARGE

A service charge exists in respect of the common parts of the industrial estate and is currently estimated at £1.18 per sq ft.

### EPC

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

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### LEGAL COSTS

Please note that the incoming tenant will be responsible for our client's reasonably incurred legal costs relative to the transaction.



### VIEWING

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

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