

to let

INDUSTRIAL/WAREHOUSE UNITS ■ FROM 1,000 SQ FT UPWARDS



clydesmillindustrial

CAMBUSLANG

- EXCELLENT LOCATION WITH EASY ACCESS TO M74 AND GLASGOW CITY CENTRE
- THRIVING INDUSTRIAL ESTATE WITH FLEXIBILITY FOR OCCUPIERS TO EXPAND
- UP TO 100% SMALL BUSINESS RATES RELIEF

Location

The subjects are located on Clydesmill Drive, Clydesmill Industrial Estate which lies within Cambuslang Investment Park and is approximately 6 miles south-east of Glasgow City Centre. Clydesmill Drive itself is easily accessed from Cambuslang Road which links with Fullarton Road and thereafter the M74 motorway at Junction 1. Glasgow City Centre can be accessed via either the A74 London Road, or the M8 motorway via the M74/M73.

The location's already excellent connections to the motorway network have been further enhanced through the completion of Glasgow's ring road. The M74 extension provides rapid access to the City Centre and Glasgow International Airport. The Baillieston Interchange, the hub of Scotland's motorway network is within 6 miles via the M74 and M73.

clydesmill industrial estate cambuslang



Description

The subjects form a number of terraced blocks of steel portal frame construction with brick and infill walls to dado height below profile metal sheet roofs which incorporate translucent roof panels.

Internally, the units are generally in a refurbished state with fluorescent strip lighting and a gas powered hot air blower system. There are small offices within most units alongside WC facilities. There are roller-shutter doors which afford access to the units from a shared courtyard area.

Lease Terms

The units are available to let on new full repairing and insuring lease terms, to be mutually agreed. Details of specific unit areas and quoting rents are provided on the current availability schedule.

In addition, there is a modest annual service charge payable for the maintenance and repair of common areas, collected with the rent on a quarterly basis.

Rates and Small Business Rates Relief

There is the potential for Small Business Rates Relief of up to 100% for qualifying companies and more information on Rateable Values or Rates Relief can be obtained from the letting agents.

Available Units

UNIT	SIZE	RATEABLE VALUE
Block 15 Unit 2	983 sq ft	£6,000

Viewing

For further information or to arrange a viewing, please contact

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