

Industrial Unit - For Sale

Units 5-8, First Road, Blantyre Industrial Estate, Blantyre, G72 0ND

- Roadside frontage
- Excellent access to A725/M74/M73/M8
- May consider sale of individual units
- Potential suitable for alternative uses, subject to planning

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Location

The property is located with the established Blantyre Industrial Estate in Blantyre, which is situated approximately 12 miles southeast of Glasgow, immediately east of the A725 and fronting onto the south site of the B7012, one of the main arterial routes in Hamilton, 2 miles to the east. The A725 East Kilbride Expressway also provides access to Scotland's motorway network including M8 to Glasgow & Edinburgh and the M74 to Carlisle and the North of England.

The property fronts onto First Road, overlooking the B7012, offering excellent branding potential. Notable surrounding occupiers include TMS, ECG Facilities, ClearTech, MTE 7 BB Autocare.

Description

The property comprises three units (Unit 5/6, 7 & 8) forming the western end of a terrace of industrial units fronting onto First Road, with each unit having been extended to the rear.

Important Notice

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- VAT:** The VAT position relating to the property may change without notice.

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Each of the original units is of brick/concrete block construction, with synthetic stone and clad finishes to the front (north) elevation facing First Road and west gable end.

The units are surmounted by steel-lattice framed "north light" roof, with sheet cladding on the south facing pitches and a mixture of translucent panels on the north facing pitches. The extension to the rear of Units 5/6 & 7 comprises a brick structure beneath a flat roof and steel framed pitch roof. The extension to the rear of Unit 8 comprises a steel-framed and clad building, surmounted by a steel-framed and clad roof.

Car parking is provided to the front of the units. Secure yard space is provided to the rear of each unit, vehicular access is also provided via the rear of each unit.

Internally, the units offer offices and ancillary areas to the front and workshop accommodation to the rear. Combination of fluorescent strip lighting, sodium box lighting, gas fired heating via radiators and gas blowers in the workshop areas.

Accommodation

We have measured the property in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis, and calculate the areas to be as follows:

Description	Sq.m	Sq. Ft
Units 5/6	1,129.06	12,153
Unit 7	462.23	4,975
Unit 8	679.04	7,309
Total	2,270.33	24,437

Local Authority Rates

We understand the premises have been assessed as follows:-

Block 2, Units 5-8 - £160,000

Interested parties should contact Lanarkshire Valuation Joint Board for further information.

Long Leasehold

Unit 5/6 are held on a long lease from Jan 2013 for a period of 175 years.

Unit 7 is held on a long lease from Nov 1997 for a period of 999 years.

Further details can be provided on request.

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Price

The vendor is seeking offers for their interest excluding VAT.

Interested parties should register their interest with the sole selling agents to be advised of any updates.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the purchaser being responsible for any registration fees and land and building transaction tax.

VAT

VAT is applicable at the prevailing rate.

Energy Performance Certificate

The property has an EPC rate of E. Copies of the Certificate are available on request.

Viewing & Further Information

By contacting the Sole Selling Agent;

Sarah Hagen
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