



# TO LET

## Modern Industrial Unit



**Unit 6, Block 3, Whistleberry Industrial Estate, Blantyre ML3 0ED**



- **GIA: 189.71 sq m (2,042 sq ft)**
- Fully refurbished unit
- Excellent transport links
- Popular industrial location
- 100% rates relief may be available
- Eaves height 4.00 m
- **Rental: £13,000 pax**

### VIEWING & FURTHER INFORMATION:

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T: 01698 534 288

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### LOCATION

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

Blantyre benefits from excellent transport links via the A725 to the M74 and M8 motorway networks and is situated 6 miles from East Kilbride and approximately 2 miles from Hamilton.

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 industrial unit within a terrace of four units. The subjects benefit from dedicated car parking spaces directly outside the property as well as loading space directly opposite the roller shutter goods entrance.

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 an 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; Apprx. Gross Internal Area: **189.71 sq m (2,042 sq ft)**.

#### RENTAL

We are seeking rental offers in excess of **£13,000 pax** for the benefit of a lease of flexible duration, incorporating regular upwards only rent reviews on the basis of a fully repairing and insuring lease.

#### RATING

The premises are entered in the current Valuation Roll with a rateable value of **£11,300**. If an occupier qualifies for the small business bonus scheme they would be exempt from paying any business rates on this property.

#### 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

The incoming tenant will be responsible for our client's reasonably incurred legal costs relative to the letting.



#### VIEWING

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

A: Shepherd Chartered Surveyors  
32 Campbell Street, Hamilton ML3 6AS

T: 01698 534 288 or 0141 331 2807

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