

TO LET / FOR SALE

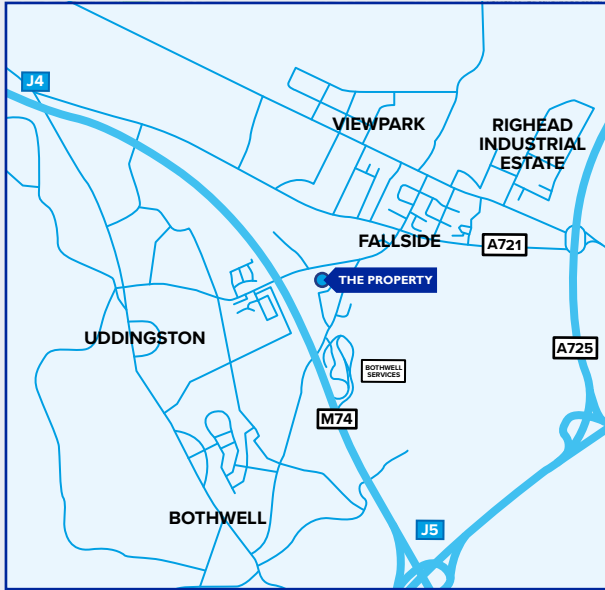
INDUSTRIAL UNIT

UNIT 1 • ASHLEY DRIVE • BOTHWELL • GLASGOW • G71 8BS



- Modern detached Industrial Unit with secure yard/parking
- High Quality offices and staff facilities
- Total Floor Area – 1,617 sq.m. (17,403 sq.ft.)
- Excellent road links to M74/M8 motorways

**MONTAGU
EVANS** 
0141 204 2090



LOCATION

The property is located in an established industrial estate in Bothwell which lies 9 miles south east of Glasgow City Centre, adjacent to the M74 motorway, between Junctions 4 & 5.

The building lies on the west side of Ashley Drive which forms the main road within the estate and which is accessed via Fallside Road. Other occupiers within the estate include Toolstop, Bullet Express and MEP Hire.

DESCRIPTION

The property comprises a modern steel portal framed industrial unit, built to an eaves height of 6m, and set within a level site with surfaced yard and car parking to the front, side and rear. The unit incorporates an in-span office block on two levels with reception atrium to the front behind feature glass curtain walling.

The offices have recently been refurbished and feature suspended ceiling systems with lighting panels, carpeted floor coverings, and new modern toilet and kitchen facilities.

FLOOR AREAS

We calculate the approximate gross internal floor area to be as follows:

	Sq. m.	Sq. ft.
Ground Floor	1,435.35	15,450
First Floor	181.44	1,953
Total	1,616.79	17,403

ASSESSMENT

Rateable Value £64,000. Rates Payable £33,024 (2019/20).

LEASE

The premises are offered to let on the standard tenants' fully repairing and insuring terms, incorporating provision for regular rent reviews and for a negotiable duration.

RENT

Rent - £75,000 per annum exclusive. Sale Price - on application.

LEGAL COSTS

In the normal way, each party will be responsible for their own legal costs incurred in the transaction, together with VAT thereon.

VAT

All prices, premiums, etc. are quoted exclusive of VAT.

EPC

The property currently has an EPC rating of 'F'.

ENTRY

By arrangement

FURTHER INFORMATION

Contact details as shown

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