



Industrial/Warehouse Unit with Modern Office Content 22,068 sq ft

Property Highlights

- Prominent business park location
- 24 / 7 access
- Secure yard with dedicated car parking
- Road facing office accommodation with dedicated entrance

Location

The property is situated in the Apex development located in the well established Tannochside Park, Uddingston.

Tannochside Park is easily accessed from the M8, via Junction 8, and M74, via Junction 3A, both being within approximately 1 mile of the property.

Neighbouring occupier include Gamesa Wind UK, Brown Bothers Distribution and SEPA.



For viewing and further Information, please contact:

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Description

The property comprises a modern industrial unit of a steel portal frame construction benefiting from high quality integral office accommodation.

The specification is as follows:

- 7.7m minimum eaves height
- 2x electric roller shutter doors
- Secure yard
- Car parking
- Dedicated office entrance with road facing visibility
- CCTV security
- Alarm system

Accommodation

The available accommodation extends to the following approximate Gross Internal floor area

| Unit 1B | Size (sq ft) |
|---------|--------------|
| Ground | 22,068 |

Occupational Costs

The occupational costs are as follows:

| Unit | Cost (per sq) |
|-----------------------|---------------|
| Rent | £4.49 |
| Service Charge | £0.21 |
| Local Authority Rates | £2.05 |
| Total | £6.75 |

Energy Performance

Upon application.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The incoming tenant will pay all Land and Buildings Transaction Tax applicable.

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