

To Let

Units 3-4 Clydesmill
Grove Clydesmill
Industrial Estate
Cambuslang
G32 8NL

3,749 sq ft GIA

July 2020

0141 300 8000



Location

The property is located on Clydesmill Grove within Gateway Glasgow, Cambuslang. The location is regarded as one of the prime industrial and distribution locations within the west of Scotland, serving the Glasgow conurbation and beyond.

The location is 5 miles south east of Glasgow city centre with direct links to the M74 motorway linking Cambuslang to the city centre, the M8 motorway and Central Scotland's motorway network.

The property is accessed off Clydesmill Drive which links into Cambuslang Road. This in turn gives access to Fullarton Road which is the main arterial route linking into Junction 2A of the M74 motorway.

Surrounding occupiers include; DHL, Tradeteam, Encon Insulation, Parcelforce, Royal Mail, Hydrasun and UK Mail.

Description

The subjects comprise a double unit in the mid-terrace of a modern high quality industrial block. The property has a shared yard area with ample parking and loading facilities.

The unit is built of steel portal frame construction with lower brick walls and profile cladding above. The roof is also

formed of profile cladding which incorporates translucent roof panels. The unit has fluorescent strip lighting and gas heating, with WC facilities and an eaves height of approximately 3.5m.

Vehicular access is via two roller shutter doors at the front of the unit.

Accommodation

GIA	Sq ft	Sq M
Warehouse	3,749	348.29

VAT

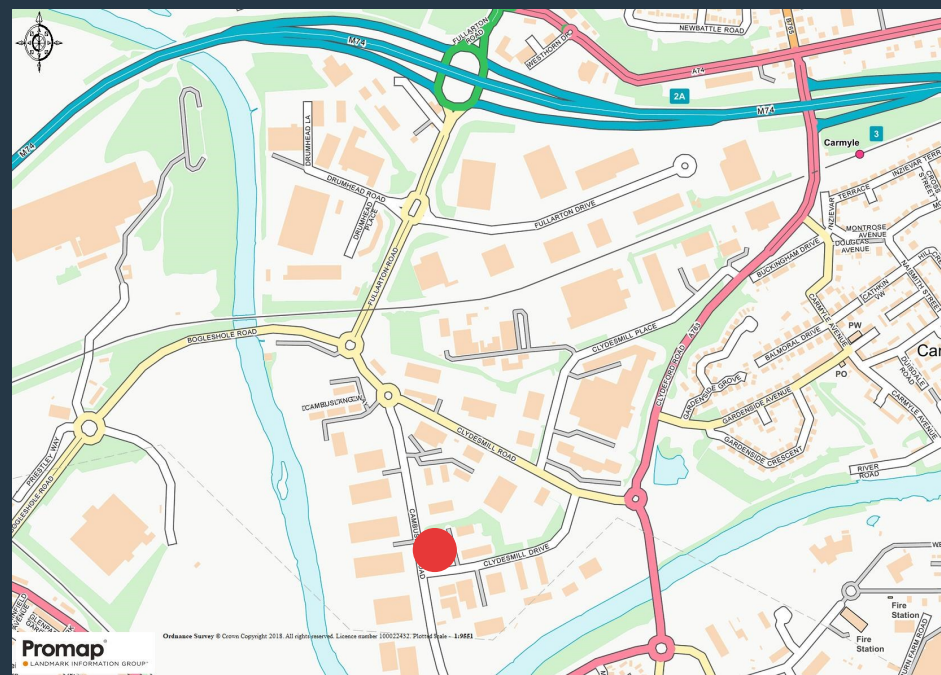
For the avoidance of doubt, all figures and prices are quoted exclusive of VAT.

Legal Costs

Each Party will be responsible for their own legal costs involved in any transaction.

Business Rates

The subjects are currently assessed as follows:
Rateable Value: £19,300



Terms

Quoting terms on application.

EPC

An EPC is available on request.

For further information please contact:

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