

FOR SALE

Block 9A, Blantyre Industrial Estate South Avenue, Blantyre, G72 0XB



- Rare opportunity to purchase an industrial property in Blantyre Industrial Estate
- Located within a well established industrial location
- Trade Counter accommodation with warehouse at rear
- Roller shutter door allows access for loading
- Provision of good quality office space within the property
- Sizeable car parking area included in title
- Approx 10,954 sq ft / 1,018 sq m available



Location

Situated within Blantyre and positioned adjacent to the A725 East Kilbride Expressway, Blantyre Industrial Estate is situated approximately 12 miles south-east of Glasgow City Centre. It is located 1 mile south of Junction 5 of the M74 Motorway and is accessible via the A725 or the A724 from Hamilton. The M73, M8 and M80 motorways are all within a short distance. The entrance to Blantyre Industrial Estate is via the B7012 immediately off the A725 via Central Avenue.

The scheme enjoys good public transport links with multiple well serviced bus stops on the B7012.

Blantyre Industrial Estate boasts a good tenant mix of both nationally and locally established businesses. These include The Electric Heating Company, ECG Facilities, CTS Corporation UK, Football 1st and B&B Autocare.

Description

Trade Counter orientated accommodation with warehouse on ground and office accommodation provided over two floors.

- Rare opportunity to purchase in Blantyre Industrial Estate
- Well fitted out Trade Counter Accommodation
- Good Quality office provision throughout
- Loading area served by Roller Shutter Door
- Small Compound yard area at the rear of the property.

Accommodation

We calculate the approximate Gross Internal Areas of the floors as follows:

Ground Floor Warehouse	5,937 sq ft	551.6 sq m
Ground Floor Offices and Ancillary	3,068 sq ft	285.0 sq m
First Floor Offices	1,949 sq ft	181.1 sq m
TOTAL	10,954 sq ft	1,018 sq m

Energy Performance

EPC available on request

Rateable Value

The entire property requires to be re-assessed by the Local Authority.

Asking Terms

Our client is seeking offers in the region of £250,000 excluding VAT for the property.

VAT

VAT will be payable on the rent and other charges

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT and registration dues applicable.

Viewing & Further Information:

Strictly by prior arrangement only with Savills (UK) Limited

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