

PRIME INDUSTRIAL LOCATION

UNITS 3 & 4 BLOCK 20 | CLYDESMILL PLACE | CAMBUSLANG G32 8RF

TO LET

MODERN WAREHOUSE/
PRODUCTION UNIT

21,990 sqft (2,043 sqm)



UNITS 3 & 4

- CLOSE TO J2A & J3, M74
- WAREHOUSE 17,950 sqft (1,667 sqm)
- TWO STOREY OFFICES 4,035 sqft (375 sqm)
- 6m EAVES HEIGHT
- 2 SERVICE VEHICLE ACCESS DOORS
- DEDICATED YARD AREA AND CAR PARKING

LOCATION

Clydesmill Place forms an integral part of **Cambuslang Investment Park**, one of the most well established and recognised locations for manufacturing and distribution in West Central Scotland. The strategic importance of the location is demonstrated by its **immediate links to the M74** and thereafter quick and unrivalled access to the Scottish motorway network.

The Subjects are located within minutes of both **Junctions 2A & 3 of the M74**, some **5 miles south east of Glasgow city centre**, which provides direct connections to the South, the M8 (both East via M73 and West to Glasgow International Airport) and the M80 (North via M73).

The popularity of the location is reflected in the number of major occupiers represented within close proximity including, **Royal Mail, B&Q Distribution, Siemens, Scottish Power, Speedy Hire, DPD, Batleys Cash&Carry, UK Mail and Uin Foods.**

Both **Cambuslang and Carmyle railway stations** are located close to the subjects and nearby amenities include a **Premier Inn, Morrisons Superstore, Brewers Fayre, McDonalds, a Petrol Filling Station and Cambuslang Town Centre.**



DESCRIPTION

The subject property comprise a modern, semi-detached warehouse/production unit of steel portal frame construction with part cavity brick/blockwork walls to a height of 8ft (2.44m) and thereafter finished with profile metal cladding. The pitched and corrugated sheet clad roof is insulated internally.

Two electrically operated roller shutter doors provide vehicle access to the unit which has polished/painted concrete floor and incorporated within is a two storey block providing a mix of open plan and cellular offices as well as staff facilities, toilets and ancillary accommodation. All mains services are available to the property.

Externally the unit benefits from an excellent service yard and dedicated car parking spaces to the front of the property accessed from the shared estate road, Clydesmill Place.



ACCOMMODATION

In accordance with the current RICS Code of Measuring Practice (6th Edition) we calculate the Gross Internal Areas to be as follows:

WAREHOUSE

17,950 sqft 1,667 sqm

GROUND (OFFICES/STAFF)

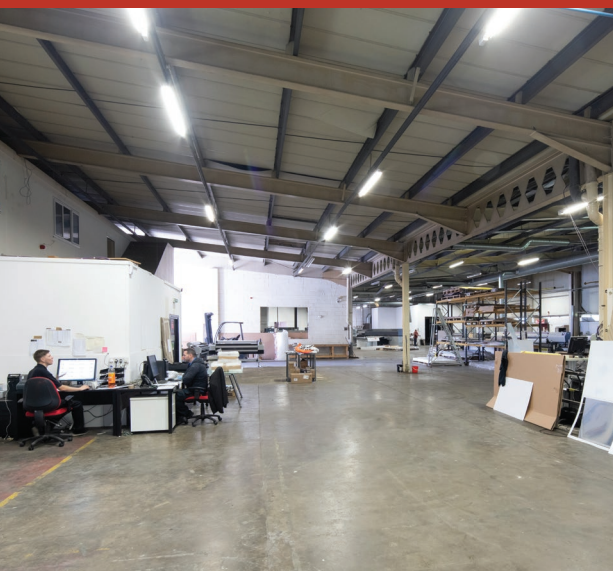
2,490 sqft 231 sqm

FIRST (OFFICES)

1,550 sqft 144 sqm

TOTAL

21,990 sqft 2,043 sqm



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RATEABLE VALUE

The property is entered in the current Valuation Roll as follows:

NAV/RV **£82,500**

Rate poundage for 2019/20 is 51.6p

TERMS

The premises are available on the basis of a new, standard, full repairing and insuring lease for a duration to be agreed.

RENT

Upon application.

ENTRY

Immediately upon conclusion of legally binding missives.

LEGAL COSTS

Each party will bear their own legal costs and, in the normal manner, the ingoing tenant will be responsible for any LBTT, registration fees and VAT thereon

VAT

Unless otherwise stated all figures quoted are exclusive of VAT.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

FURTHER INFORMATION

For further information and/or to arrange a viewing please contact the sole letting agents:.

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