



GLASGOW EAST TRADE PARK CAMBUSLANG



TO LET

HIGH QUALITY INDUSTRIAL
/ TRADE COUNTER UNIT

600 SQ M (6,458 SQ FT)

PRIME LOCATION ADJACENT
TO JUNCTIONS 2 AND 2A OF M74





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|---------------|--------------------------------|---------------------------------|----------------------------|
| 1 Batleys | 6 Speedy Hire | 11 SGN | 16 Hydrasun |
| 2 B&Q | 7 Scottish Power | 12 Walker Precision Engineering | 17 Yaffy |
| 3 Office Team | 8 Wurth, Dulux, Howden | 13 Albion Chemicals | 18 Cleveland Cable Company |
| 4 DPD | 9 Direct Flooring | 14 Dominos | 19 Biffa |
| 5 Newsquest | 10 Premier Inn, McDonalds, KFC | 15 CCG | |

LOCATION

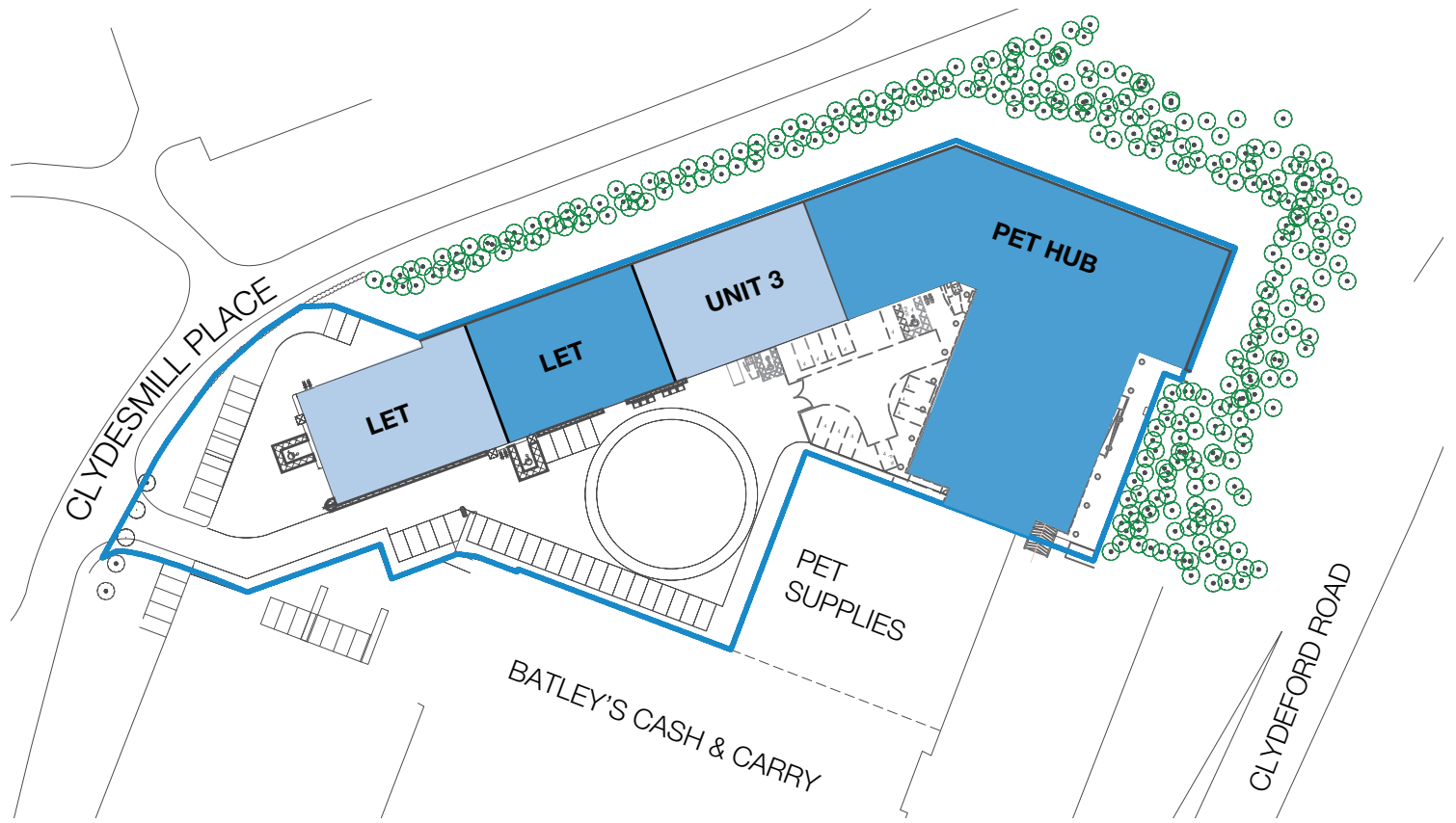
Cambuslang is a very popular location for industrial and trade occupiers, approximately 3 miles south east of Glasgow City Centre. It's proximity to the M74 and onwards to M73, M8 and M80 offer easy access to a wide population within a short drive time. The property occupies a prominent position within the well established Cambuslang Investment Park with access from Clydesmill Place off Clydeford Road and Clydesmill Road. Local amenities and public transport links are available nearby.

DESCRIPTION

The subjects comprise terraced industrial / trade counter accommodation. The unit is of high quality construction with the following specification:

- Minimum eaves height 7m
- Electric up and over vehicular access door
- Pedestrian access door
- Double glazed window units
- Screeded concrete floors with 35kN/SqM loading capacity
- Roof mounted sodium lighting
- Dedicated parking
- Shared yard with tarmac surfacing





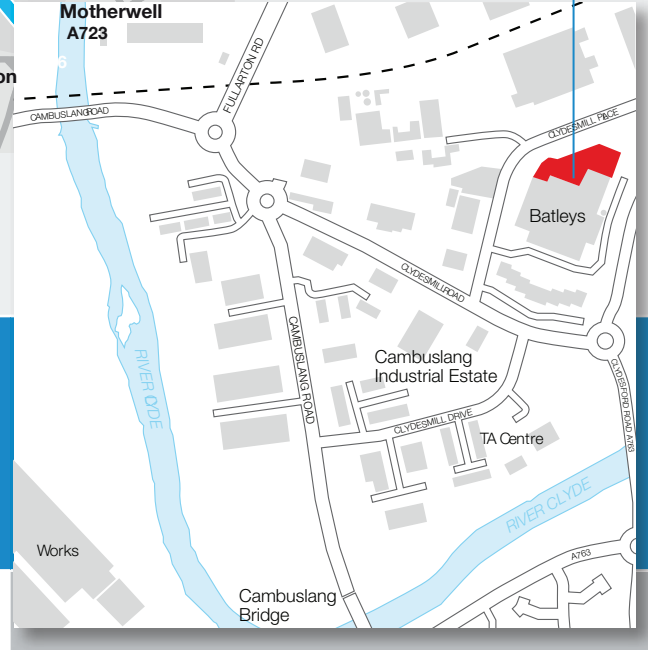
HIGH QUALITY INDUSTRIAL / TRADE COUNTER UNIT
600 SQ M (6,458 SQ FT)



ACCOMMODATION

Unit	SQ M	SQ FT
Unit 1	LET	LET
Unit 2	LET	LET
Unit 3	600	6,458
Unit 4	LET	LET
Unit 5	LET	LET
Total (approx)	600	6,458





TERMS

The premises are available to let on standard full repairing and insuring lease terms at a quoting rent of £39,000 per annum. For further information please contact the sole agents.

LEGAL COSTS

Each party will be responsible for their own legal costs with the tenant responsible for payment of any stamp duty land tax and any other local authority dues.

VAT

Value Added Tax at the prevailing rate will apply to all rents at Glasgow East Trade Park.

RATES

The premises are currently entered in the 2023 Valuation Roll at £31,000 NAV/RV.

EPC

The unit has a current rate of C

VIEWING/INFORMATION For further information please contact



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