

PHASE 1 LET TO  
**Hertz**



# TO LET

NEW BUILD OPPORTUNITY IN  
STRATEGIC LOCATION

UNITS AVAILABLE UP TO 5,574 SQ M (60,000 SQ FT)

PRIME DEVELOPMENT SITE OF 2.31 HECTARES  
(5.71 ACRES)

## CAMBUSLANG INVESTMENT PARK PRIESTLEY WAY G32 8NB



The property forms part of a larger site, the balance of which has been developed and is now occupied by BOC Gas and Hertz, the latter having been constructed by our client on a D&B basis.

This site area forms Phase 2 of the development, and presents an excellent new build opportunity, having the capability of accommodating up to 5,574 sq m (60,000 sq ft) of Class 5 & 6 industrial space. As was the case with Hertz, the developer has the ability to work closely with an end user to design and build to the desired requirements and deliver a facility as a turn-key leasehold package.

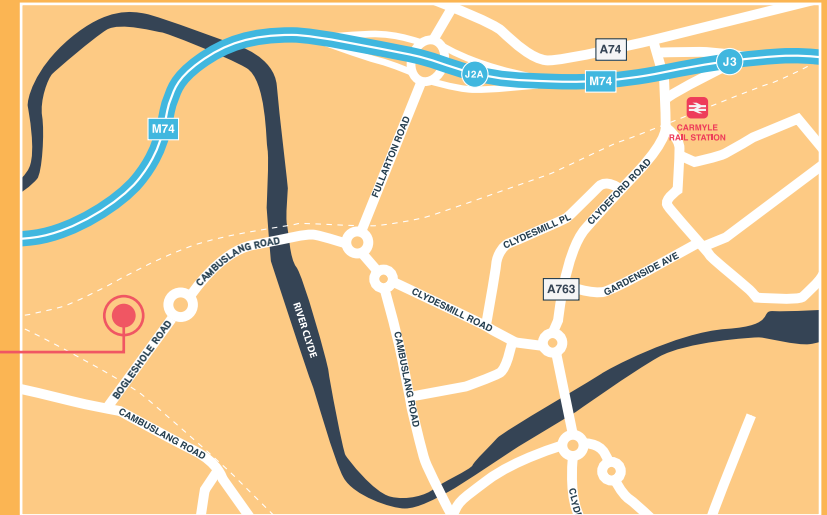
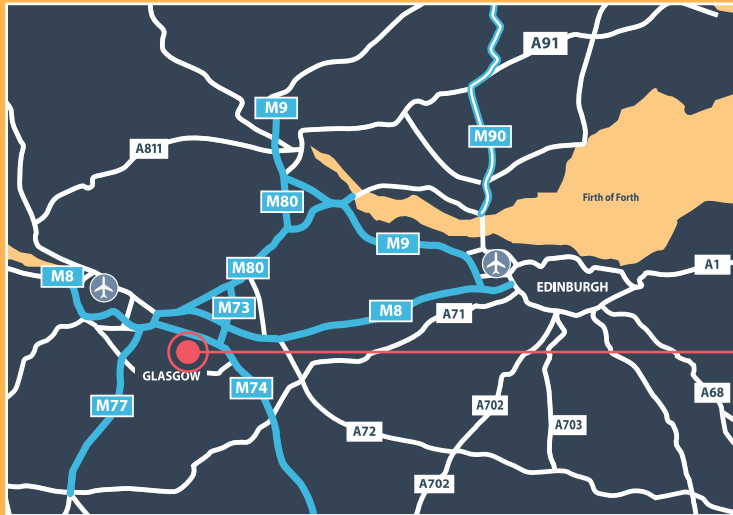
A range of sizes are possible and we can respond quickly to provide specific plans to take account of desired build options.

Our client may also consider leasing the site or part of the site without buildings.

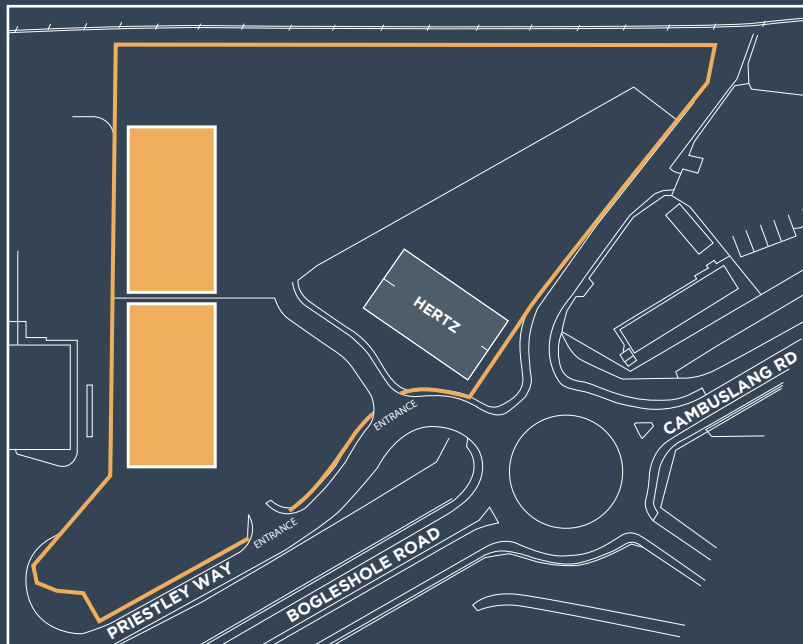
## LOCATION

The site is accessed from Priestley Way which links directly with Cambuslang Road which connects to Fullarton Road. The location is approximately 5 miles south east of Glasgow City Centre with direct links to the M74 and further south to the M6. Current upgrading works to the M74, M8 and M73 to the east of Glasgow will significantly improve road connections allowing faster connection times between key junctions and routes.

The site is formed within a prime industrial/distribution location, with occupiers in the locality including BOC Gas, TradeTeam (DHL), Muller Wiseman, Parcelforce and DPD.



## INDICATIVE PLAN



## SPECIFICATION

New buildings will be constructed to current standards with up to 9m clear internal eaves heights. A full specification can be tailored to suit – details available via the joint agents.

## SITE AREA / BUILDING SIZE

The total site area extends to 2.31 hectares (5.71 acres) and we estimate that the site can accommodate the development of a facility up to 5,574 sq m (60,000 sq ft) with extensive yardage and parking. Smaller buildings can be accommodated to suit size requirements.

## OCCUPATIONAL COSTS

The costs will depend on the nature of the development. These can be closely assessed by our development team and presented to interested parties.

## LEGAL COSTS

Each party to bear their own legal costs in the event of a transaction. The tenant will be responsible for the payment of any relevant Registration Dues and Land and Buildings Transaction Tax.

## FURTHER INFORMATION

Further information can be provided by the joint letting agents.



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