



FOR SALE – INDUSTRIAL PREMISES WITH YARD

7,132 SQ FT WITH c 0.47 ACRE YARD

265 CAMBUSLANG ROAD, CAMBUSLANG, GLASGOW, G72 7DB

- Excellent owner-occupier / investment opportunity
- 2 x well-represented buildings on self-contained site
- Total site area of 0.63 Acres, low site coverage
- Convenient M74 motorway access
- Neighbouring occupiers include Travis Perkins, Ferrari Packaging, Campbell Meyer & Co, Arnold Clark and Strubeam

LOCATION

The subjects are situated on the edge of the popular Cambuslang Industrial Estate just 5 miles east of Glasgow City Centre. More specifically the subjects command a highly prominent position on the north side of Cambuslang Road (A724) at its junction with Bogleshole Road.

Junction 2 of the M74 is situated half a mile away that connects with the M8, M74 and M73 beyond.

Nearby amenities are found within walking distance west where there is a Lidl and Dominos.

Nearby occupiers BOC Gas & Gear, Andrew Sykes Hire, Steer, and Tennents.



DESCRIPTION

Two industrial buildings on a self-contained site.

Access provided from Cambuslang Road and Bogleshole Road where a well surfaced tarmac yard provides ample parking and yard space.

Front Building

Highly prominent with frontage onto Cambuslang Road.

The property is of steel portal frame construction surmounted by a pitched roof clad with cement panels.

Internally provides open-plan accommodation with well finished office space, WC's and tea prep. 3 x phase and gas provided.

Rear Building

Modern unit of steel portal frame construction with an insulated panel roof incorporating light panels.

Vehicular access provided and internally provides open-plan accommodation.

3 x phase power provided. .



ACCOMMODATION

GIA	sq m	sq ft.	Eaves
Front	448.83	4,831	3.95M
Rear	213.77	2,301	7.65M
Total	662.60	7,132	

RATEABLE VALUE

Front Building £14,800

Rear Building To be assessed

VAT

Unless otherwise stated all prices are quoted exclusive of VAT.

EPC

Available on request.

ASKING TERMS

Offers over **£500,000** for our clients heritable interest with the benefit of vacant possession.

VIEWING & FURTHER INFORMATION

Strictly via the sole selling agents;

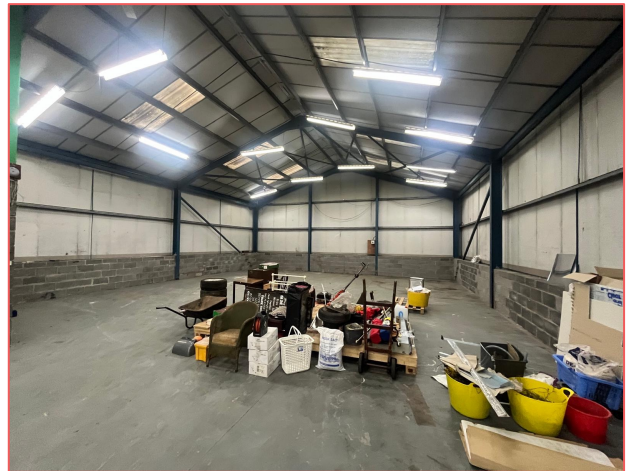
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