



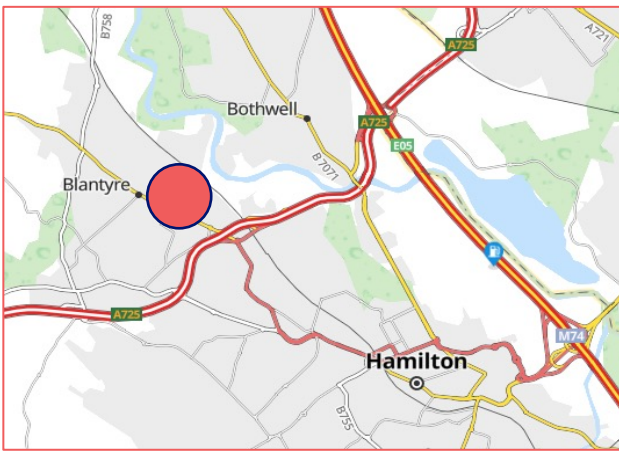
## **TO LET TRADE-COUNTER / SHOWROOM / WORKSHOP UNITS**

**920 – 2,020 SQ FT**

**GLASGOW ROAD TRADING ESTATE, BLANTYRE, G72 0NJ**

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- Highly prominent and popular trade location
- Available for immediate occupation
- Convenient location just off A725 East Kilbride Expressway
- Easy M74 motorway access via J5 Raith Interchange
- Close proximity to Blantyre town centre as well as Hamilton and East Kilbride
- Majority of units are eligible for 100% rates relief under Small Business Bonus Scheme



## LOCATION

Glasgow Road Trading Estate benefits from high volumes of passing traffic and occupies a prominent position fronting Glasgow Road, Blantyre's main thoroughfare

The estate has proven to be a successful trading location for a variety of businesses. The estate is located within South Lanarkshire and lies a short distance west of the A725 expressway which connects East Kilbride, Blantyre and Hamilton to the M74 at Junction 5, The Raith Interchange. Distance from Glasgow - 13.8 miles

The estate benefits from a variety of other commercial uses in close proximity and the predominant land use in the area is retail/residential. A number of new build schemes are progressing in the local area.

## DESCRIPTION

Glasgow Road Trading Estate provides 11 trade/showroom units on an attractive corner site benefiting from:

- Showroom Frontages facing Glasgow Road
- Secure yard with free parking
- Vehicle entrance doors of 3M high x 2.88 m wide
- Three phase power supplies
- Gas fired heating

## ACCOMMODATION

B1 U1. 1,100SQ FT

B1 U2 920 SQ FT

## BUSINESS RATES

Depending on circumstances incoming tenants may benefit from 100% business rates relief via the Small Business Bonus Scheme.

Further information can be sourced from the local Assessor or alternatively via the joint letting agents.

## EPC

Available on request.

## ASKING TERMS

B1 U1. £11,000 PA + VAT

B1 U2 £11,040 PA + VAT

## VIEWING & FURTHER INFORMATION

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