

GLASGOW ROAD TRADING ESTATE

BLANTYRE | SOUTH LANARKSHIRE | G72 0NJ

TO LET

PROMINENT TRADE
COUNTER/
SHOWROOM UNITS



- EXCELLENT LOCATION ADJACENT TO A725 AND CLOSE TO M74 (JUNCTION 5)
- HIGHLY VISIBLE UNITS TO GLASGOW ROAD
- WELL PRESENTED UNITS FROM 950 SQ FT-3,000 SQ FT (88.26 SQ M-278.70 SQ M)
- MAJORITY OF UNITS BENEFIT FROM RATES RELIEF - SUBJECT TO STATUS

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.

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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
- Three phase power supplies
- Gas fired heating



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AVAILABILITY

Glasgow Road Trading Estate can offer units from 88 - 279 sq m (950 - 3,000 sq ft). Further information on availability is available from the joint letting agents.

TERMS

Premises are available to rent for a term to be agreed on new Full Repairing and Insuring leases. Further information on lease terms is available via the joint letting agents.

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.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of any lease.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate (EPC) is available upon request.

VIEWING & FURTHER INFORMATION

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