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TO LET

Gym, Industrial/Logistics

INDUSTRIAL UNIT, 80 CALDER STREET, BLANTYRE, GLASGOW, G72 0AX

The subjects comprise a secure yard fronting the main road and a basement industrial unit to the rear which was previously used as a gym

- 24 hour access
- Service yard
- VAT free rent
- Rates exempt
- 105.38 sqm (1,134 sq ft)

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LOCATION

Blantyre is located on the River Clyde and sits approximately 9 miles south-east of Glasgow, 37 miles south-west of Edinburgh and can be accessed from Junction 5 of the M74 motorway.

The property is located on the north side of Calder Street, close to its junction with Victoria Street. Calderside Academy is immediately opposite. Blantyre Train Station takes less than a 3 minutes drive to reach.

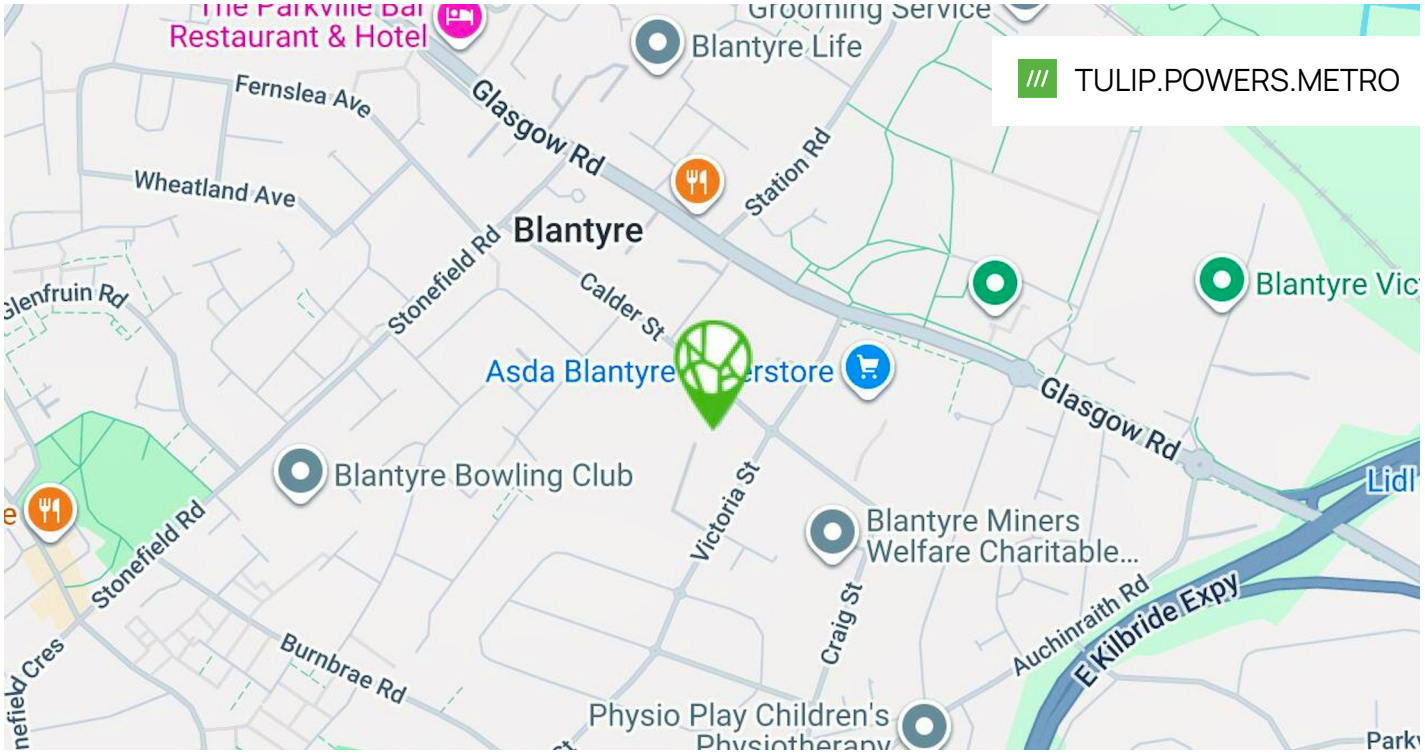
Nearby occupiers include Blantyre Asda Superstore, Calderside Medical Practice and Auchinraith Primary School.

DESCRIPTION

The subjects comprise a secure yard fronting the main road and a basement industrial unit to the rear which was previously used as a gym. The unit is accessed via a stairwell which leads into the main hall. Off the main hall there are offices, storage space, kitchenette and welfare facilities.

The floor is covered in carpet, masonry walls painted and artificial lighting is provided via fluorescent strip lighting. The unit benefits from a secure yard which can be used for private parking / external storage.

There is free on street parking at the front of the property.



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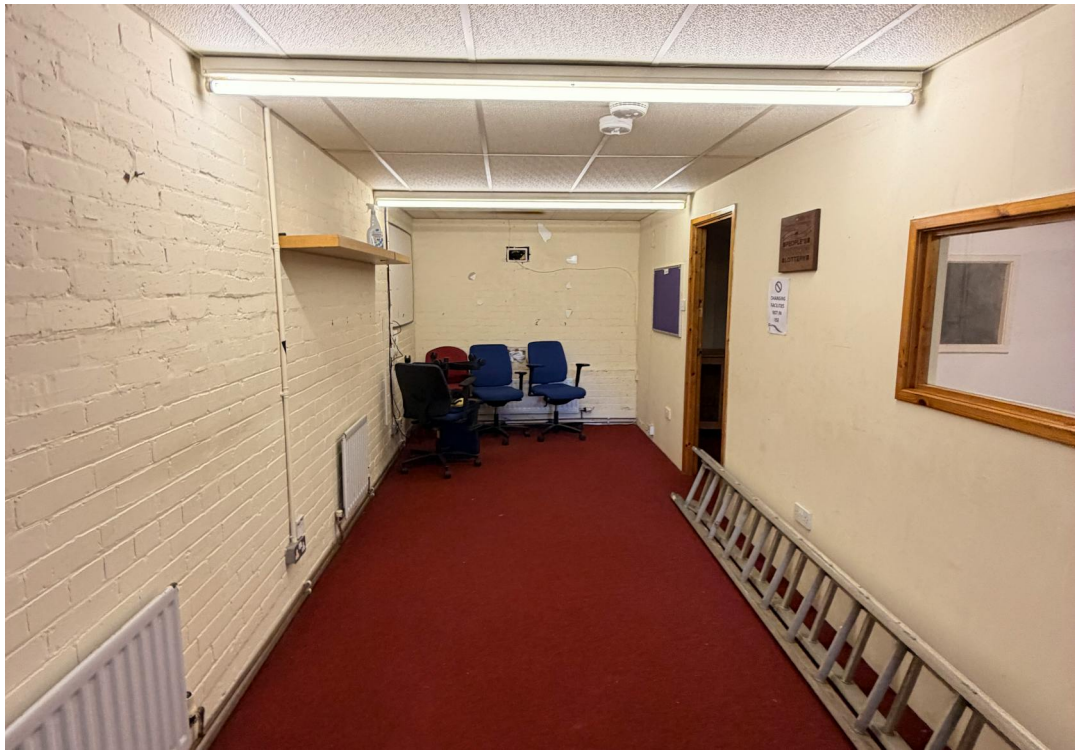

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Basement	Industrial/Logistics	1,134	105.35

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £8,500 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,600.

The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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