# TO LET - INDUSTRIAL / TRADE COUNTER

CLYDESMILL INDUSTRIAL ESTATE

**25 CLYDESMILL ROAD, CAMBUSLANG, GLASGOW, G32 8RE**

## KEY HIGHLIGHTS

- 2,121 to 4,479 sq ft
- Internally provides open-plan warehouse accommodation with offices
- Electric vehicle access door
- Immediate M74 motorway access
- Refurbished light industrial units
- 4m eaves rising to 5m
- Generous communal yard / parking
- Neighbouring occupiers include Edmundson Electrical, CCG, Dominos, Yaffy, Hydrosun

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## SUMMARY

| | |
|---|---|
| Available Size | 2,121 to 4,479 sq ft |
| Rent | £19,089 - £33,595 per annum |
| Business Rates | Unit 100 - R/V £16,900 Unit 104 R/V £25,000 |
| Service Charge | £0.60 per sq ft |
| VAT | Applicable |
| EPC Rating | Upon enquiry |

## DESCRIPTION

Light industrial / warehouse premises forming part of popular multi-let estate

Fully refurbished to a high standard

Electrically operated vehicle access door opens out onto generous communal yard / parking

Internally provides open-plan warehouse accommodation with offices

Translucent roof panels allow for excellent levels of natural daylight

Eaves height of 4m rising to 5m at the pitch

LED lighting units provided

Male & Female WC's

Mains supplies to water and electricity (3 x phase)

## LOCATION

The subjects are located within the Clydesmill Industrial Estate and command a highly prominent position at the entrance to to the estate just 6 miles east of Glasgow City Centre.

The estate benefits from highly convenient access to the Scottish Motorway Network with immediate M74 access available via Junction 2A. The M74 connects with the M73 a short distance east as well as the M8 beyond.

Nearby public transport links are also provided with Carmyle Railway Station and Cambuslang Railway Station only 10-minute walk north and south.

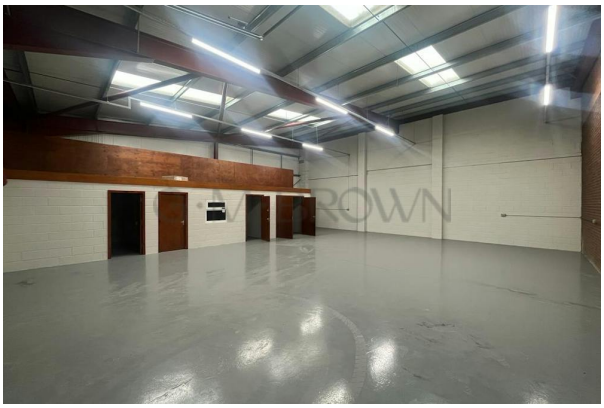
Neighbouring occupiers include Edmundson Electrical, CCG, Dominos, Yaffy, Hydrosun.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | Rent | Availability |
|---|---|---|---|
| Unit - 100 | 3,212 | £27,302 /annum | Under Offer |
| Unit - 104 | 4,479 | £33,595 /annum | Available |
| Unit - 212/213 | 2,121 | £19,089 /annum | Under Offer |

G32 8RE



## VIEWING & FURTHER INFORMATION

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