

To Let

Industrial / Warehouse Premises
Potential to create a demised yard

Block 16 Unit 5
Clydesmill Industrial Estate
Glasgow, G32 8RF

Size - 4,674 sq ft (434.2 sq m)
Available Now!

Property Highlights:

Well Established Industrial Estate
Open plan layout
Suitable for a variety of uses
Potential to create a demised yard
Recently refurbished

Location

Clydesmill Industrial Estate occupies a prime strategic location approximately 5 miles southeast of Glasgow City centre.

The estate is situated adjacent to Junction 2A of the M74 which also connects with the M6 to the south.

Baillieston Interchange is close by and this provides connectivity to the M73 and M8. Unit 5 is positioned within Block 16 which is also occupied by City Technical Services, Wysepower, Rhodar and Geze UK. Other neighbouring occupiers include Highland Industrial Supplies, Jewson, Yaffy and Cleveland Cables.

Both Cambuslang and Carmyle rail stations are close to the subjects and nearby amenities include a Premier Inn.



Description



The unit is of steel portal frame construction over a concrete floor with insulated profile cladding. The pitched roof comprises of insulated cladding with integrated translucent roof panels that provide natural light. Vehicle access is offered at the front of the property via electric up and over door with separate pedestrian access.

Internally, the unit offers an open plan layout with an office. The unit also benefits from the following: WC Facilities, 3 phase power, max eaves height of 5m, LED lighting and kitchen prep.

A communal car park is provided to the front of the premises, and we do also have the potential of creating and demising a yard (subject to agreement of terms and the appropriate planning consent).

Lease Terms

Our client is seeking to lease the premises for a lease length to be agreed on Full Repairing and Insuring terms at a rental of £46,750 per annum plus VAT.

Rateable Value

The property is currently entered in the Valuation Roll with a Rateable Value of £27,750.

Legal Costs

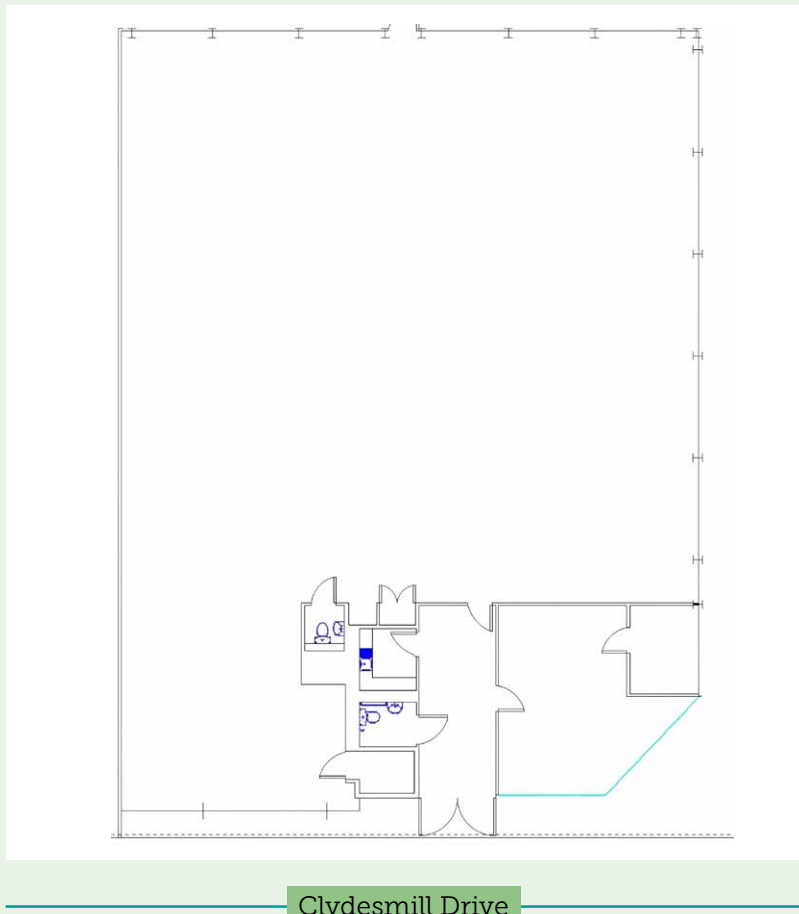
Each party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax, registration dues and VAT thereon.

EPC

The subjects have an EPC Rating A.

Service Charge

Service Charge for the common maintenance and management of the estate will apply.



VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

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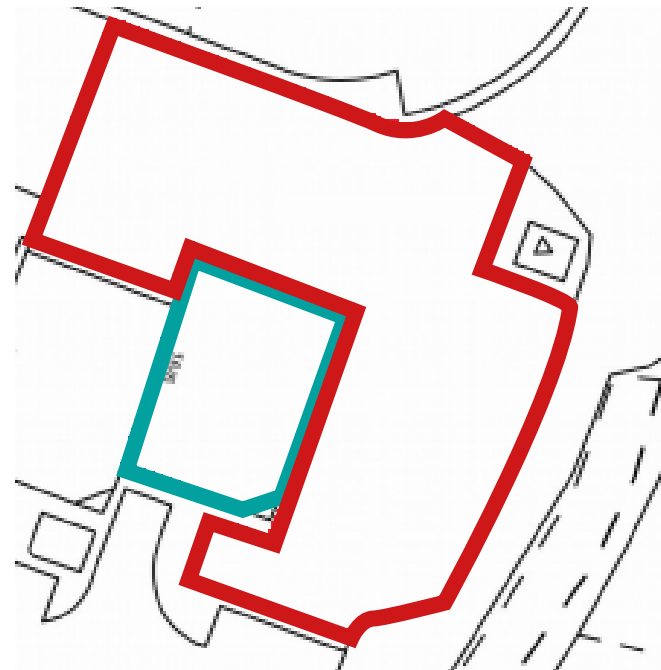
Ryden

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SITE PLAN

(Yard demise to be agreed)