TO LET

20,398 SQ FT (2,134 SQ M) | MODERN INDUSTRIAL UNIT

BLOCK 4 | 39 CLYDESMILL PLACE

Cambuslang | G32 8RF

KEY FEATURES

- High bay warehouse with existing office provisions
- Fully secure site with a substantial extended yard and generous parking
- Superb connectivity, minutes drive from M74
- To undergo a full refurbishment



LOCATION

Occupying a prominent site on Clydesmill Place, the subject property sits at the heart of one of Scotland's premier industrial, distribution and trade counter hubs. Cambuslang offers unrivalled connectivity, combining immediate access to the M74 with a 10-minute drive time to Glasgow City Centre. Seamless links to the M8, M73, and M80 also put the wider Scottish and UK motorway networks within easy reach. Cambuslang's strategic location continues to attract major national occupiers, with nearby neighbours including Booker Wholesale, Greggs, SGN, Domino's, and CCG.



M74
2 MINS
DRIVE

GLASGOW
10 MINS
DRIVE



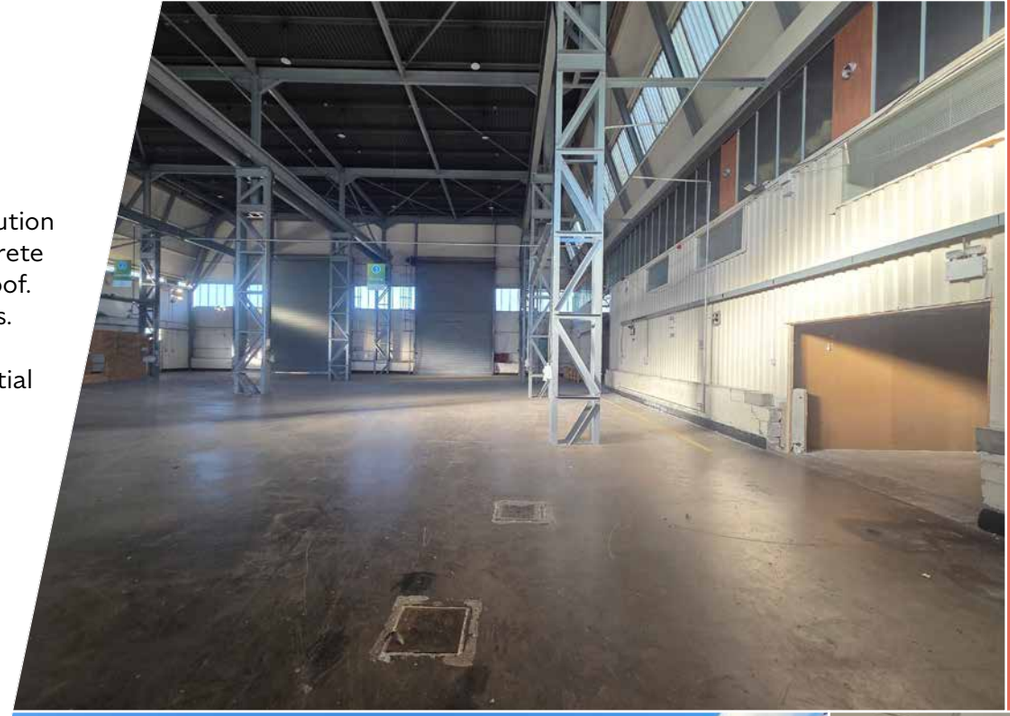
DESCRIPTION

Extending to approximately 20,398 sq ft, the property comprises a prominent, standalone industrial and distribution facility of steel frame construction, featuring a solid concrete floor, insulated profile cladding and an aluminium-clad roof. The roof also includes north-facing translucent roof lights. The main industrial floorplate offers versatile, high-bay warehouse accommodation complemented by a substantial workshop area, making it well-suited for a variety of manufacturing, storage, or logistics operations. Vehicle access is offered via 2 roller shutter doors with separate pedestrian access.

The unit benefits from ample administrative and welfare facilities including well-appointed offices, private meeting rooms, and a staff canteen. Externally, there is a large extended dedicated service yard for deliveries and distribution, alongside dedicated parking for approximately 25 cars to the front. The subjects will undergo full comprehensive refurbishment to provide modern accommodation.

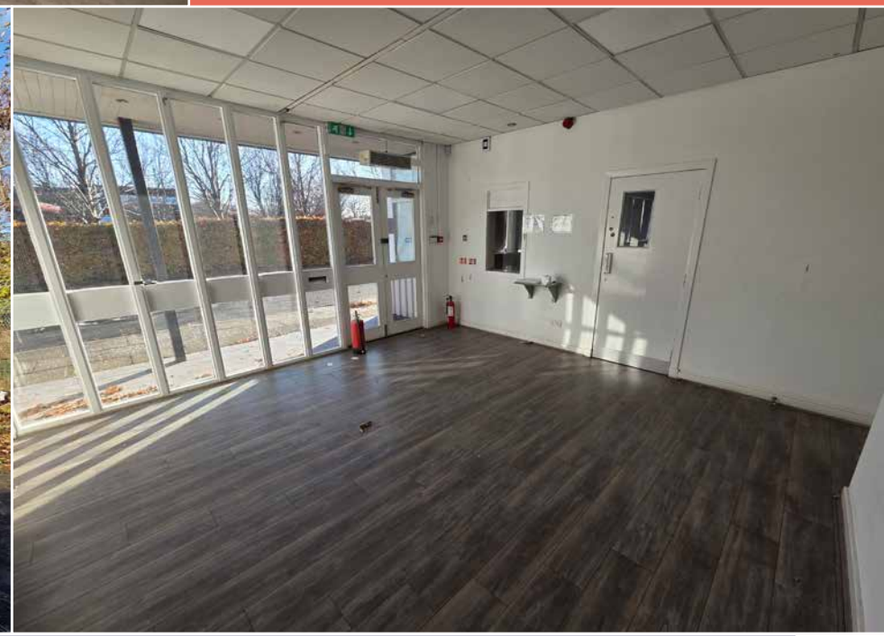
TERMS

The subjects are available by way of a new FRI lease for a term to be agreed. Please contact the sole letting agents for more info.



- **Large secure compound**
- **22m yard**
- **25 parking spaces**
- **Office provision**





ADDITIONAL INFORMATION

RATEABLE VALUE

The subjects are entered into the current Valuation Role with an RV of £131,000.

EPC

Available upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs.

VAT

All figures provided are exclusive of VAT.

RENT

On Application.

AML

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying the Ryden LLP requirements in relation to Anti-Money Laundering Regulations.

FURTHER INFORMATION

For information and details on viewing are available from the agents:

EDINBURGH
Leo Masson
07425 320 611
leo.masson@ryden.co.uk

GLASGOW
Tom Conway
07827 197 068
tom.conway@ryden.co.uk

Ryden



G+S for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of G+S has any authority to make or give any representation or warranty whatever in relation to the property; d. any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken; e. this correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. November 2026. Designed by Designworks.