

**To Let – Workshop / Storage Premises –
Approximately 978 sq ft**

Block 12, Unit 5, Clydesmill Drive, Cambuslang
G32 8RG



- Flexible workshop and storage accommodation.
- Roller shutter access door.
- Ancillary office and WC facilities.
- Established industrial location with excellent motorway access.

Accommodation GIA	Sq ft	Sq m
Total	978	90.86



Description

The subjects comprise a semi-detached workshop and storage unit extending to approximately 978 sq ft. The accommodation provides open workshop space with an office and WC facilities.

The specification includes:

- Roller shutter access door.
- Internal office and WC facilities.
- Translucent roof panels providing natural light.
- Dedicated pedestrian access.

Location

The property is located on Clydesmill Drive within the established Clydesmill Industrial Estate, approximately 6 miles south-east of Glasgow city centre.

The estate provides excellent access to the M74, connecting with the M73, M8 and M80 motorway network. Cambuslang and Rutherglen are both within easy reach.

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Terms

The property is available to lease on full repairing and insuring terms. Quoting offers over £13,000 per annum.

Business Rates

We understand the current Rateable Value to be £8,100. Qualifying occupiers may benefit from 100% rates relief. Interested parties should make their own enquiries regarding rates payable and eligibility for relief.

VAT

All figures are quoted exclusive of VAT, which will be charged at the prevailing rate where applicable.

Legal Costs

Each party will be responsible for its own legal costs. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

EPC

An EPC is available on request.



For more information or to arrange a viewing, please contact the sole letting agent:

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