

DISTRIBUTION WAREHOUSE

FOR SALE WITH VACANT POSSESSION

MDC SCOTLAND, TANNOCHSIDE DRIVE, TANNOCHSIDE PARK, UDDINGSTON, G71 5PD

AUGUST 2024

Location:

The property is situated within Tannochside Park on the outskirts of Uddingston approximately 10 miles east of Glasgow city centre. Tannochside Park is approximately one mile south of the A8/M8 Glasgow to Edinburgh motorway (accessed via the A752). This also links with the M74 providing access south. The property is also located close to the M73 which links to the A80/M80 providing access north to Stirling, Perth and beyond.

Situation:

The property is situated in a well-established industrial/commercial area with industrial and office premises. Tannochside Drive provides the sole access point allowing direct access to the yard and car parking provision.

Nearby occupiers including Welding Engineers, Caledonian Plywood Company, Amari Plastics, Whistl Scotland, Steer Glasgow and Hilti GB Repair Centre, and Wayfair Glasgow.

Description:

The unit comprises a stand-alone steel portal frame warehouse unit with mezzanine plus refurbished single storey office extension to the front and side elevations.

Externally, there is a secure yard to the northern elevation which provides good circulation spaces for HGV's to park and load & unload with a separate staff parking area located adjacent.

Site:

The secure self-contained site extends 0.95 hectares (2.35 acres). Site density is 44%.



Tenure:

Currently held on a long lease 175 years from 7th April 2004 until 6th April 2179. There is an option to purchase the freehold which has been exercised and will complete shortly. Subject to that completion the building will be sold Freehold.

Specification:

- Well maintained warehouse premises
- Secure self-contained site
- Refurbished office accommodation
- Warehouse transport office
- Clear internal eaves height 9.08m
- 45m yard depth
- 3 docks doors
- 4 level access doors
- Solar panels on the roof
- Circa 45 car parking spaces
- 8 EV charging points
- Lighting throughout

Accommodation:

FLOOR AND USE	SIZE (SQ FT)	SIZE (SQ M)
Ground Warehouse	39,092	3,631.76
Ground Offices	4,919	456.99
First Warehouse/Staff Facilities	587	54.53
Mezzanine Area	2,260	209.96
TOTAL GIA	46,858	4,353.24

VAT:

The property is elected for VAT.

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

EPC:

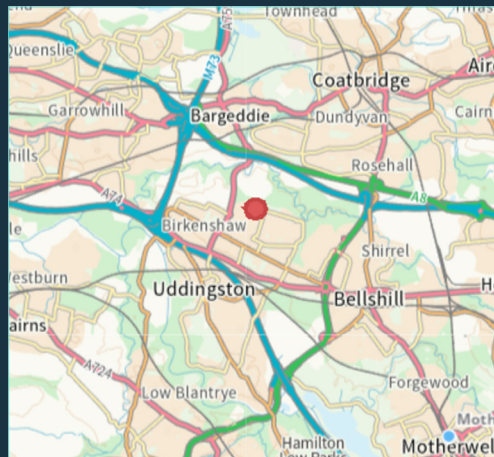
Available on request.

Data Room:

Access to the data room is available on request.

Proposal:

Unconditional offers are sought for the interest.



For further information or if you wish to arrange a viewing please do not hesitate to contact:

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Subject to Contract
August 2024

**Lambert
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Lambert Smith Hampton.
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