

**For Sale** - Modern Industrial Facility With Yard  
10,302 sq ft

Building B Masterton Way, Tannochside  
Business Park  
G71 5PH



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Accommodation	Sq ft	Sq m
Main Warehouse	10,114	939.62
Modular Office	188	17.47
<b>Total</b>	<b>10,302</b>	<b>957.09</b>



## Description

The property comprises a modern, detached industrial unit of steel portal frame construction. The accommodation is arranged over the ground floor and includes a modular office suite, dedicated parking and a secure yard. Key features include an electrically operated roller shutter door and a fully enclosed perimeter secured by palisade fencing.

## Location

The property is situated on Masterton Way within the well-established Tannochside Industrial Estate, a prime commercial location in Uddingston. The estate benefits from excellent transport links, with immediate access to the A8/M8 motorway network, providing direct connectivity to Glasgow, Edinburgh, and the wider Central Belt. Nearby occupiers include a mix of national and local industrial and distribution businesses, reinforcing the area's reputation as a strategic business hub.

## Terms

The property is available on a For Sale basis. For full details and quoting terms, please contact the selling agents.

## Telecoms Mast

There is an existing telecoms mast on site, which will be retained on a future basis, held by way of a long-term lease, full details are to be provided in due course.

## Business Rates

The premises will require to be reassessed for Business Rates purposes. Interested parties should make their own enquires in this regard.

## VAT

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



## Legal Costs

Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

## EPC

An EPC is available on request.

For more information or to arrange a viewing, please contact one of our agents:

**Pete Harding**

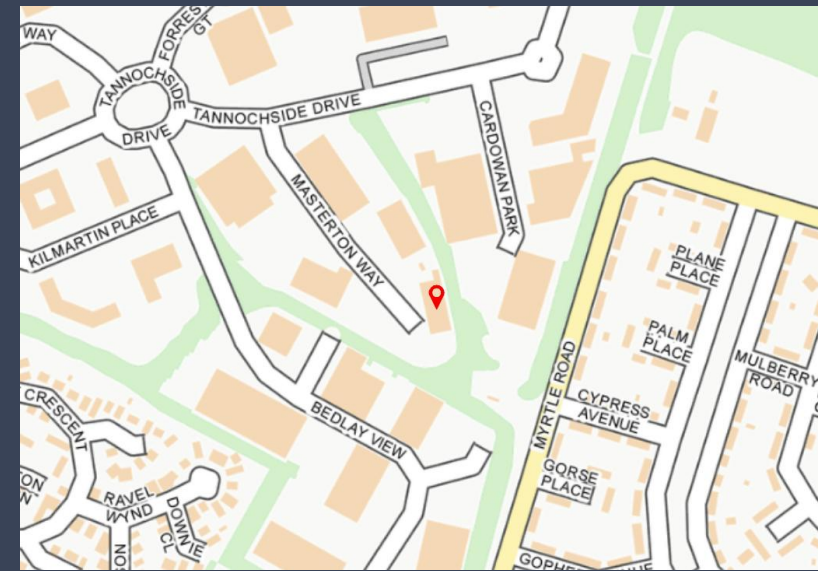
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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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