



To Let

70 Cambuslang Road offers modern detached warehouse extending to 55,242 sq ft in a prime industrial location

- Prime Industrial Location
- Detached Premises
- 9 Metre Eaves
- Large Secure Yard – 35m Deep (potential to expand)
- 6 Level Access Doors (potential to increase further)

Available Q1 2026

70 Cambuslang Road

Glasgow, G32 8NB

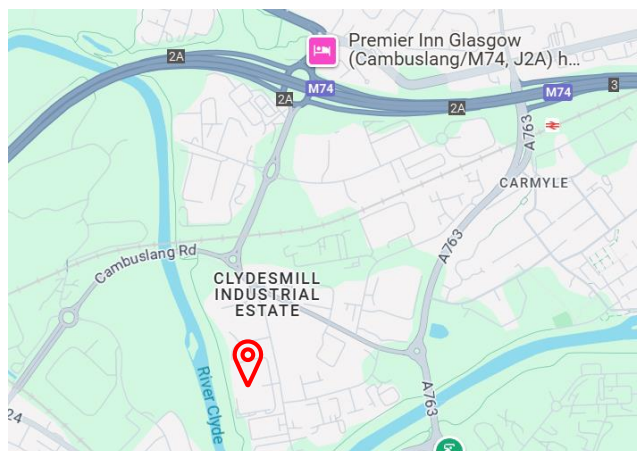
55,242 sq ft

5,132.15 sq m

Reference: #303213

70 Cambuslang Road

Glasgow, G32 8NB



Summary

Available Size	55,242 sq ft / 5,132.15 sq m
Rates Payable	£197,380 per annum
EPC	A

Description

70 Cambuslang Road comprises a modern industrial premises, constructed of steel portal frame and cladded elevations. This detached warehouse offers occupiers a rare opportunity to acquire a unit in a prime industrial location.

Constructed in 2006, the property benefits from 6 electric ground level access doors, eaves height of 9 m, 12m to the apex and 8m to underside of the haunch. Internally there are office and welfare facilities throughout and benefits from LED lighting. Externally, the unit has a large 35m deep secure yard, which can be further extended. There is a large staff car park to the front of the building.

Specification

- Build date: 2006
- Cladding: Metal profile
- Eaves height 9m
- Frame: Steel portal Level
- Loading doors(surface level): 6
- Secure yard: Yes
- Type Detached Yard
- Yard Depth: 35 metres

Location

Gateway Glasgow, which was developed by Wilson Bowden Limited in partnership with Scottish Enterprise, is located within Cambuslang and is one of the premier industrial and last mile distribution parks within Central Scotland. The location, which is less than 5 miles south east of Glasgow City Centre, benefits from unrivalled access to the central Scotland motorway network with direct links to the M74 motorway via a four way interchange at Junction 2A.

The subjects are located within Gateway Glasgow, on Cambuslang Road which links directly to the M74 via Fullarton Road and beyond to the M8 motorway. Surrounding occupiers include, M&H Logistics, DPD, Scottish Power, Scottish Gas Networks, Royal Mail and Hydrasun. The National Cycle Network Route 75, linking Glasgow Edinburgh, runs adjacent to the property.

Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Availability
Unit	55,242	5,132.15	Available
Total	55,242	5,132.15	

Contacts

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