



To Let

Block 4 Unit 1 offers an end terraced industrial warehouse suitable for a variety of uses. The unit benefits from private secure yard.

- Large secure yard
- Good quality office accommodation
- Suitable for a variety of uses
- Prominent end terrace location

Block 4 Unit 1 Blantyre Industrial Estate

Third Road, Blantyre, G72 0UP

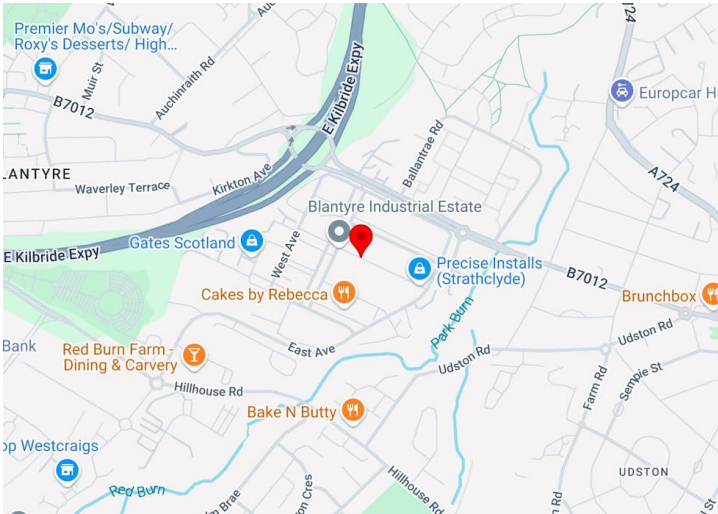
5,371 sq ft

498.98 sq m

Reference: #294723

Block 4 Unit 1 Blantyre Industrial Estate

Third Road, Blantyre, G72 0UP



Summary

Available Size	5,371 sq ft / 498.98 sq m
EPC	Upon enquiry

Description

Block 4 Unit 1 is a prominent end terrace warehouse with strong frontage for passing trade. The unit comprises a warehouse area, good quality offices across the ground and front floor, WC's and a tea prep. The unit is constructed with a steel frame with block painted infill walls and incorporate concrete flooring, pitched steel truss frame roofs overlaid with metal cladding and translucent panels.

The warehouse benefits from roller shutter door leading to a sizeable yard secured by steel palisade fencing.

Location

Situated within Blantyre and positioned adjacent to the A725 East Kilbride Expressway, Blantyre Industrial Estate lies approximately 12 miles south-east of Glasgow City Centre. It is located 1 mile from Junction 5 of the M74 Motorway and is accessible via the A725 or the A724 from Hamilton. The M73, M8 and M80 motorways are all within a short distance.

Entrance to Blantyre Industrial Estate is via the B7012 immediately off the A725 via Central Avenue.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Block 4 Unit 1	5,371	498.98	Available
Total	5,371	498.98	

Terms

Available on a new Full Repairing and Insuring Lease

