

# TO LET - INDUSTRIAL

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BLOCK 1 UNIT 4

GLASGOW ROAD TRADING ESTATE, BLANTYRE, G72 0NA



## KEY HIGHLIGHTS

- 1,194 sq ft
- Situated on main arterial route with high volumes of passing traffic
- Generous shared yard and parking
- Eligible for 100% rates relief under Small Business Bonus Scheme
- Highly prominent showroom / light industrial premises
- Frontage onto Glasgow Road
- Available on new FRI lease - £12,000 pa + VAT
- Highly convenient M74 motorway access via the Raith Interchange

## SUMMARY

Available Size	1,194 sq ft
Rent	£12,000 per annum
Rates Payable	£3,237 per annum Some occupiers may eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,500
Service Charge	£1,668.70 per annum The insurance is £450 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Mid-terraced light industrial / trade-counter / showroom premises forming part an 11 x unit multi-let estate.

The estate benefits from secure shared yard and parking.

Roller shutter access and pedestrian access provided and internally provides open-plan accommodation complete with WC.

There is a large display window to the rear fronting onto Glasgow Road.

## LOCATION

Glasgow Road Trading Estate is located within Blantyre which is situated approximately 12 miles south-east of Glasgow City Centre.

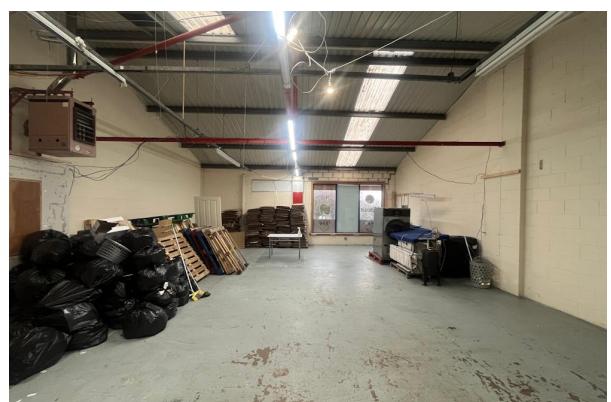
The estate commands a highly prominent position with frontage onto Glasgow Road benefitting from high volumes of passing traffic.

The A725 East Kilbride Expressway connects with Junction 5 of the Raith Interchange a short distance north.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4 Block 1	1,194	110.93	Available
<b>Total</b>	<b>1,194</b>	<b>110.93</b>	



## VIEWING & FURTHER INFORMATION

### Gregor Brown

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

### Kerrie Currie

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

**G·M·BROWN**