

TO LET - INDUSTRIAL

UNIT 6B, BLANTYRE INDUSTRIAL ESTATE

BLOCK 8, GLASGOW, G72 0AD



KEY HIGHLIGHTS

- 2,500 sq ft
- Available for immediate occupation
- Internally provides well-presented open plan accommodation
- 3.75M eaves
- Modern refurbished industrial premises
- Benefits from secure yard space
- Convenient M74 motorway access via the Raith Interchange
- New FRI lease available - £18,000 pa + VAT

SUMMARY

Available Size	2,500 sq ft
Rent	£18,000 per annum
Rates Payable	£6,424.20 per annum Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.
Rateable Value	£12,900
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Refurbished mid-terraced industrial premises.

Externally benefits from secure concrete surfaced yard.

Electric panel vehicle access door and pedestrian door provide access to the unit.

Internally provides refurbished open-plan accommodation complete with WC block and kitchen tea-prep.

3.75M eaves.

Mains supplies to gas, water and 3 x phase power provided.

LOCATION

Block 8 Trading Estate is situated within Blantyre Industrial Estate, on Fourth Avenue, approximately 12 miles south-east of Glasgow city centre.

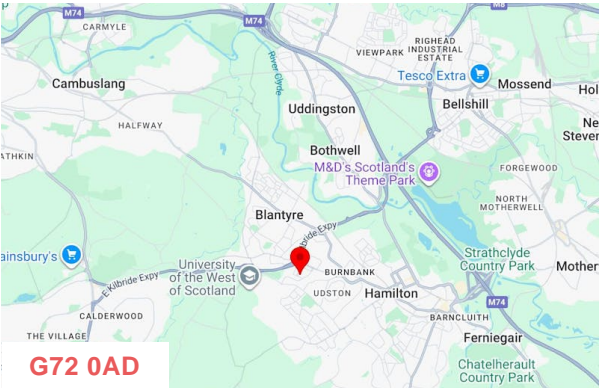
The estate sits immediately adjacent to the A725 East Kilbride Expressway which connects with the M74 motorway via Junction 5 approximately 1 mile north that connects with the M8, M73 and M80 beyond.

Nearby occupiers ZX Measurement Services, Cakes by Rebecca, R & B Switchgear, Lime Deli and Platinum Performance.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 6B	2,500	232.26	Available
Total	2,500	232.26	



VIEWING & FURTHER INFORMATION

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