

## TO LET - INDUSTRIAL

---

UNIT C2, FOURTH ROAD

BLOCK 7 TRADING ESTATE, BLANTYRE, G72 0AD



### KEY HIGHLIGHTS

- 2,762 sq ft
- Provides well-presented open-plan accommodation
- Highly convenient M74 motorway access via Raith Interchange
- New FRI lease available - £20,000 per annum + VAT
- Well-presented industrial premises
- 3.75m eaves
- Generous on-site parking

## SUMMARY

Available Size	2,762 sq ft
Rent	£20,000 per annum
Rates Payable	£9,740.25 per annum
Rateable Value	£20,250
Service Charge	£0.40 per sq ft £1,104.80 per annum @ .40 per sqft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Well-presented and refurbished end-terraced industrial / trade-counter / showroom premises

Externally benefits from attractive modern appearance with clad elevations.

Access is via an electric vehicle access door plus pedestrian entrance

Internally provides open-plan accommodation complete with kitchen tea prep and male & female WCs.

Clear internal eaves height of 3.75m.

3 x phase, gas and water provided.

## LOCATION

Block 7 South Avenue is located within the popular Blantyre Industrial Estate just 12 miles south-east of Glasgow city centre.

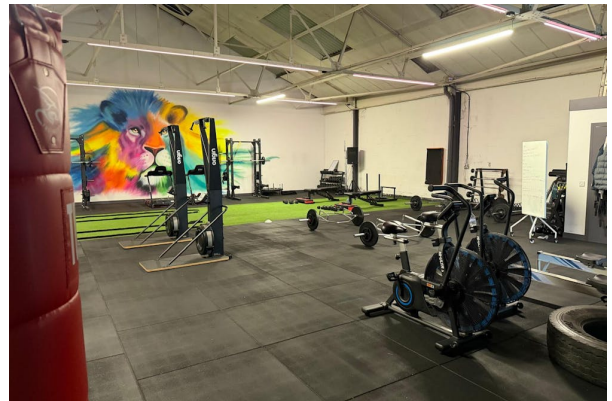
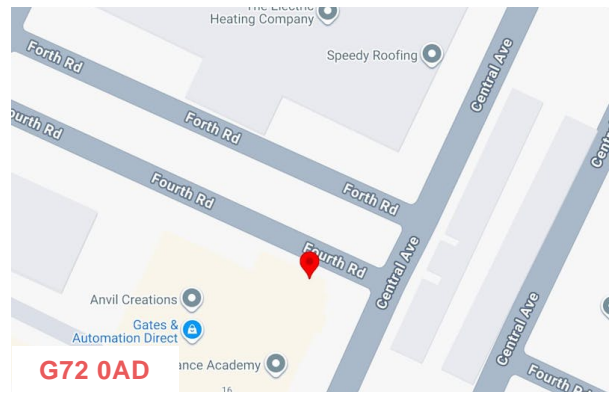
The estate sits immediately adjacent to the A725 East Kilbride Expressway that connects with the M74 motorway via the Raith Interchange together with the M8 and M80 beyond.

Neighbouring occupiers include Action for Children, UK Fire Safety, Speedy Roofing, Hebridean Foods and ZX Measurement Services.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - C2	2,762	256.60	Available
<b>Total</b>	<b>2,762</b>	<b>256.60</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