

TO LET - OFFICE

MURDOCH HOUSE

29 BOTHWELL ROAD, UDDINGSTON, G71 7TW



KEY HIGHLIGHTS

- 47,748 sq ft
- Substantial commercial premises
- Situated on large self-contained site (4.76 acres) with 400 car parking spaces
- Currently benefits from Class 4 allowing for use as Offices, Research & Development and Light industry
- Available from Q3 2027
- Located within the affluent Uddingston area of Glasgow
- Property is capable of subdivision to suit a prospective occupiers requirements

SUMMARY

Available Size	47,748 sq ft
Rent	Rent on application
Rates Payable	£173,240 per annum
Rateable Value	£305,000
VAT	Applicable
EPC Rating	A

DESCRIPTION

Substantial standalone commercial premises on a large self-contained site of approx 4.76 acres with 400 car parking spaces.

The building is currently used as a purpose built call centre with a high spec including acoustic ceiling, air conditioning, raised access floors.

Our client is willing to consider splitting the building to satisfy smaller requirements with split plans available on request.

LOCATION

The subjects are located within the affluent town of Uddingston within the South Lanarkshire Local Authority Region. Uddingston is a popular commuter town situated next to Bothwell with a large catchment population of in excess of 350,000 persons.

More specifically the subjects are situated on the east side of Bothwell Road (B7071), which is a main arterial route and connects nearby with the M74 and M73 motorways. The subjects sit adjacent to Marks & Spencer, Lidl, Costa Coffee and Dominos Pizza.

Regular bus links operate on Bothwell Road whilst Uddingston Railway Station is situated within walking distance just under a 1 mile north.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	47,748	4,435.93	Available
Total	47,748	4,435.93	

PLANNING

The subjects benefit from Class 4 consent allowing for use as Offices, Research & Development, Light industry.

Potential alternative uses include Retail, Gym, Leisure Club, Nursery, Education Facility etc.

All planning queries should be directed to South Lanarkshire Council.



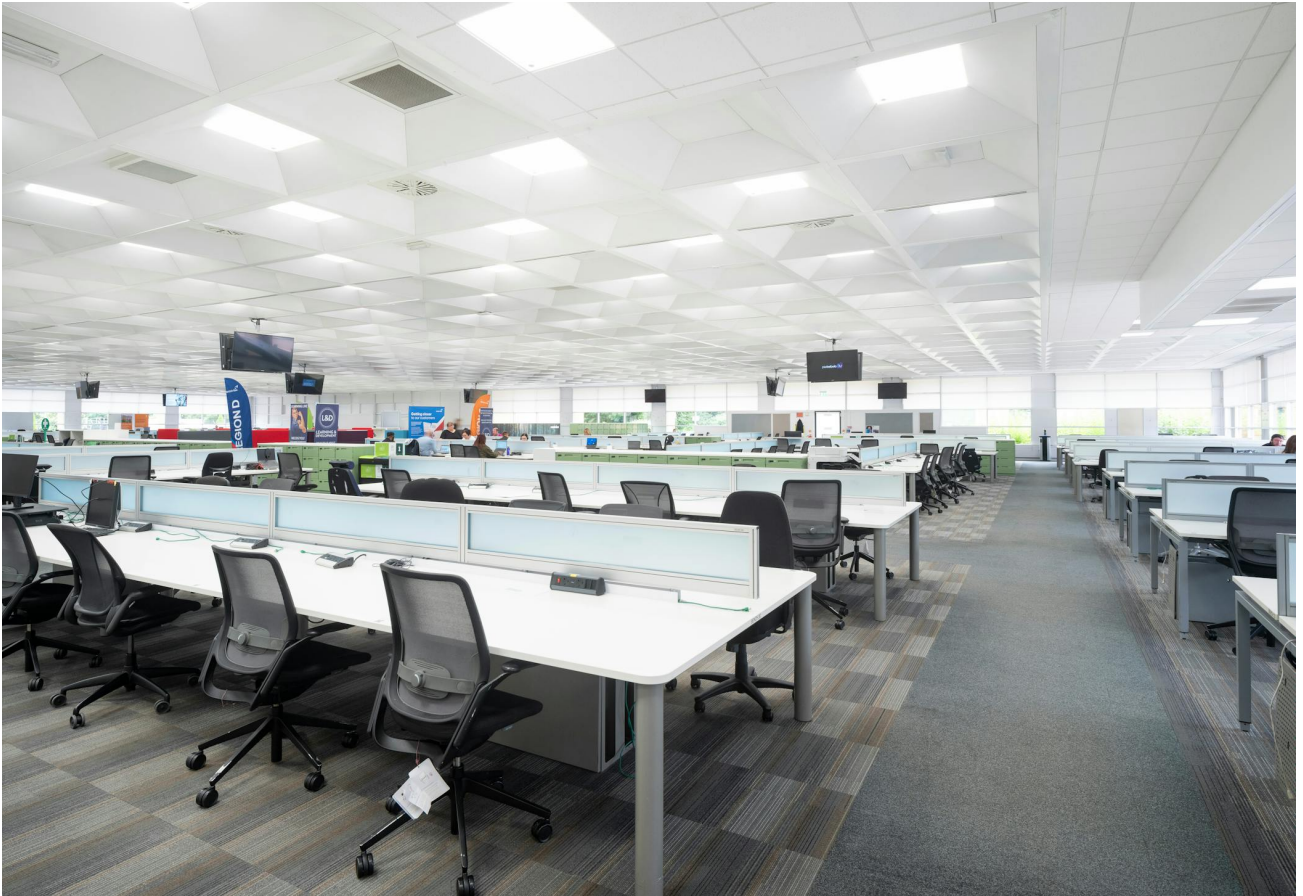
VIEWING & FURTHER INFORMATION

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