

FOR SALE

COMMERCIAL DEVELOPMENT SITE CAMBUSLANG INVESTMENT PARK, DALE AVENUE, CAMBUSLANG, G74 7DB

- 5.9 acres (2.4 hectares) approx
- Subject to Planning
- Would suit Office, Industry or Warehousing



**MONTAGU
EVANS**



LOCATION

Cambuslang Investment Park occupies a prime strategic location approximately 5.5 miles south east of Glasgow City Centre. The park is situated adjacent to junction 2A of the M74 which also connects to the M6 to the South. Ballieston interchange is close by and this provides connectivity to the M73 and M8 serving Central Scotland.

The subject site is situated to the South of the River Clyde and is accessed from a main roundabout serving Cambuslang Road and the A724 Glasgow Road which offers ease of access directly onto Junction 2 of the M74.

Local occupiers include Tennents, BOC, Hertz, Cleveland Cable Company, Biffa and a large number of national and international companies.

DESCRIPTION

The site comprises an area of ground extending to some 5.9 acres (2.4 hectares) bounded by the newly constructed Dale Avenue and to the East by the most recent phase of residential development by Dawn Homes. To the West is a landscaped area separating the site from the Tennents regional distribution centre.

TOWN PLANNING

The South Lanarkshire local development plan identifies the site as part of an allocated core industrial and business area where the principle of class 4, 5, & 6 uses can be supported. Further detail on planning can be made available by request.

INFORMATION PACK

Further information on the site is available from the agents.

LEGAL COSTS

Each party are to bear their own legal costs associated with the transaction.

QUOTING PRICE

Offers are invited for the heritable interest in the development site

VAT

VAT will be payable on the purchases and all other associated costs with the subjects.

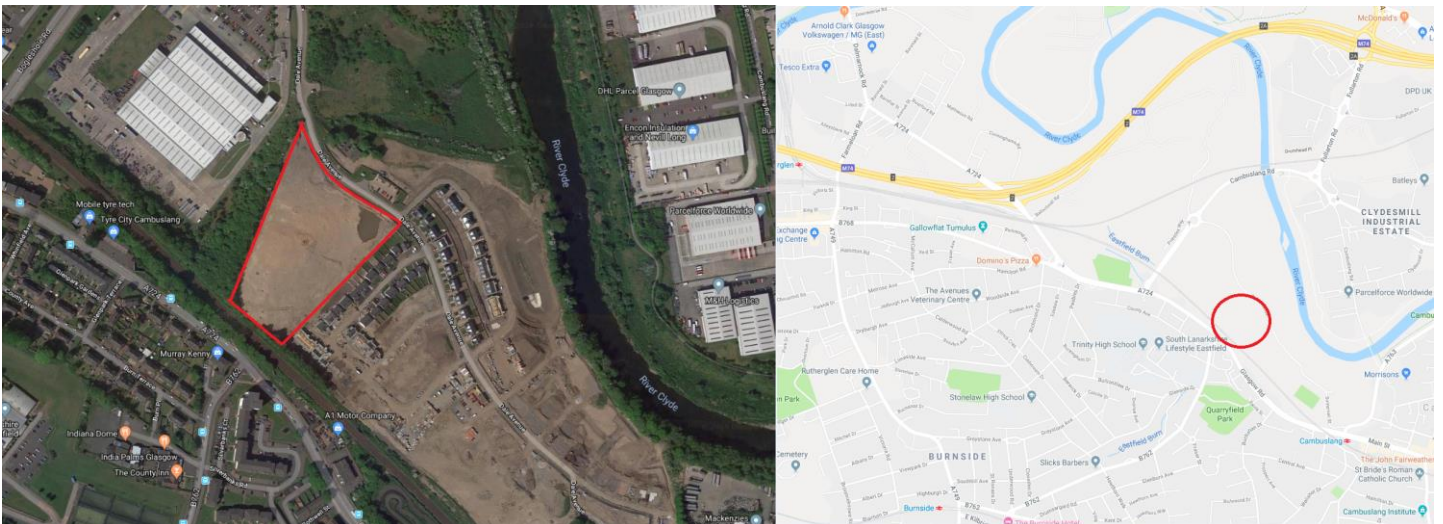
VIEWING & FURTHER INFORMATION

Further information available from the sole selling agents Montagu Evans.



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