

TO LET



6 Cambuslang Way

CAMBUSLANG, G32 8ND

- Modern detached industrial warehouse / Manufacturing unit of steel portal frame design
- Gross internal floor area of 11,657sqft (1,083sqm)
- Situated in well located Cambuslang Industrial Estate, 5 miles east of Glasgow City Centre
- Dedicated fully enclosed yard



CCG

1974 50 YEARS 2024

Neil Cockburn
PROPERTY CONSULTANCY

07775 792330



> Location

The premises are situated on the popular and well located Cambuslang Industrial Estate which itself lies approximately 5 miles east of Glasgow City Centre. Within two minutes drive to Jct 2A of the M74 providing unrivalled access to the Scottish motorway network as well as excellent accessibility to the South via the M74, to Edinburgh and the East via the M8 and to the Stirling / Aberdeen with the M80 to the North.

Major industrial / distribution occupiers are located nearby and include Royal Mail, Speedy Hire, DPD, Muller Wiseman Dairies as well as many more household names.

> Accommodation

The unit extends to a gross internal floor area of 11,657 sqft (1,083sqm) or thereby.

> Rateable Value

The unit is currently entered in the valuation roll at RV £69,500.

> Rental Terms

The premises are available to lease on a full repairing and insuring basis on terms to be agreed. Further information on request.

> VAT

All rents etc. are quoted exclusive of VAT.

> Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

> Description

Modern detached industrial warehouse/ manufacturing unit of steel portal frame design. Roof and external walls of insulated profile metal cladding. Roof incorporates translucent panels providing natural daylighting. Modern lighting system recently installed and the unit benefits from two gas fired blowers. The unit is finished to shell condition with "pop ups in place" for the installation of toilets. There is a clear wall head height internally of 6.1m approximately. There is a single electrically operated roller shutter door leading onto the yard area. The remainder of the site is landscaped with a section of monoblock surfaced car park providing 7 spaces.

Externally the unit benefits from a fully enclosed concrete yard area.



> Viewing / Further Information

For further information or to arrange a viewing please contact Neil Cockburn at Neil Cockburn Property Consultancy on 07775 792 330.



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