

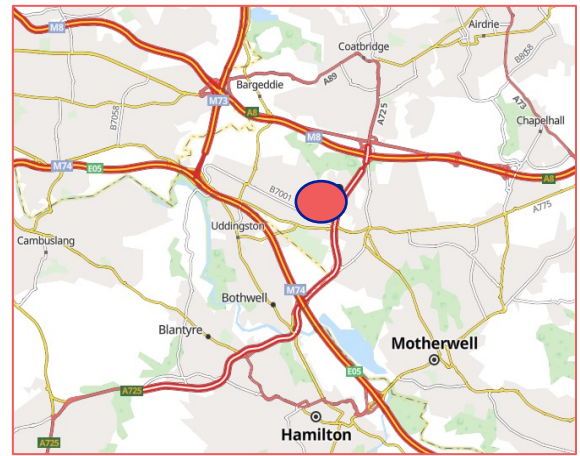


TO LET - LIGHT INDUSTRIAL UNIT

1,800 SQ FT

UNIT B2, BLOCK 7 TRADING ESTATE
CENTRAL AVENUE, BLANTYRE INDUSTRIAL ESTATE, G72 0XA

- Available for immediate occupation
- Fully refurbished to a high standard
- Popular industrial location
- Eligible for 100% rates relief
- Quoting rent of £16,000 PA + VAT
- Generous customer and staff parking
- Nearby occupiers include Hamilton Gymnastics Club, Lime Deli, Cakes By Rebecca, Replace Windows, Adele's Dance Academy



LOCATION

Block 7, South Avenue commands a prominent position within Blantyre Industrial Estate 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.

Access to the M74, M8 and M80 are all found within a short distance via the Raith Interchange.

Nearby occupiers include Hamilton Gymnastics Club, Lime Deli, Cakes By Rebecca, Replace Windows, Adele's Dance Academy

DESCRIPTION

Block 7 is a modern industrial development providing light industrial/workshop units of steel portal frame construction with pitched steel truss roofs overlaid with metal cladding.

The specification includes;

- electrically operated vehicle access door
- pedestrian access door
- male/female and ambulant WC's
- kitchen tea prep
- painted concrete floor
- LED lighting
- gas supply
- 3 x phase electricity
- 24-hour CCTV with tenant login app for mobiles

ACCOMMODATION

	SQ M	SQ FT
GIA	167.22	1,800

The clear internal eaves height is 3.75M.

BUSINESS RATES

RV	£6,000
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Subject to fulfilling the set criteria the incoming tenant will be eligible for 100% rates relief.

EPC

Available on request

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£16,000 per annum + VAT**.

VIEWING & FURTHER INFORMATION

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