

# TO LET

**10,591 SQ FT / 984 SQ M  
MODERN INDUSTRIAL UNIT**

- Superb connectivity, minutes drive from M74
- Low passing rent of £5.68 per sq. ft.
- Max eaves - 6.0m / Min Eaves - 4.3m
- Fully secure yard
- Two 3.9m x 3.5m vehicle access doors
- Available on a short term deal

# Block

# 5

# 21 CLYDESMILL PLACE

# Cambuslang G32 8RF



*Excellent opportunity to lease a self contained industrial unit in Glasgow with generous yard*

**GRAHAM  
SIBBALD**





# CONNECTIVITY

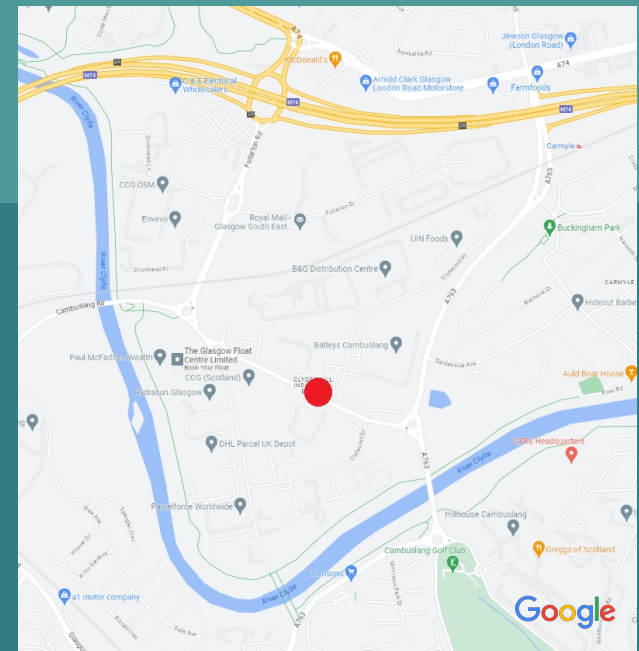


**M74**  
**2 MINS**  
**DRIVE**

The subjects are located on Clydesmill Place, with prominent roadside elevation to Clydesmill Road. Cambuslang is commonly considered one of Scotland's premier industrial locations due to its unparalleled access to the M74. Accordingly, the area is well established as one of the prime spots for national industrial and trade counter occupiers.

Other key benefits include the property being situated within 10 minutes' drive of Glasgow City Centre, as well as offering quick access to the wider Scottish and UK motorway network (via M8, M73 & M80).

In recent years many large scale operators have moved operations to Cambuslang including Greggs, SGN, Dominos and CCG.







- Large secure compound

- Approx 0.2 acre yard

The property comprises a ground level industrial building of steel frame construction with aluminium clad roof and concrete floor. The property extends to approximately 10,591 sq ft consisting of a large warehouse with single storey, open plan offices to the front. The warehouse accommodation provides 4.3m eaves and 6.0m to the haunch, while the external yard provides access for delivery and distribution. Generous staff parking is provided to the front of the property.

The property currently benefits from an existing fit out within the warehouse including fixed racking. Should a future occupier wish to retain this, the exiting Tenant would be happy to discuss.

# SPECIFICATION

## LEASE TERMS

The property is currently Let on the following Lease Terms:

- Lease from 13th September 2019
- Lease expiry 12th December 2034 (11.4 years remaining)
- Break option **12th March 2027** (3.6 years remaining)
- Annual Rent - **£60,250 per annum**
- Equating to a **low rent of £5.68/sq.ft.**
- Rent review September 2024

Available on an **assignment** from the Tenant, however our clients will also consider a Sub-Lease.\*

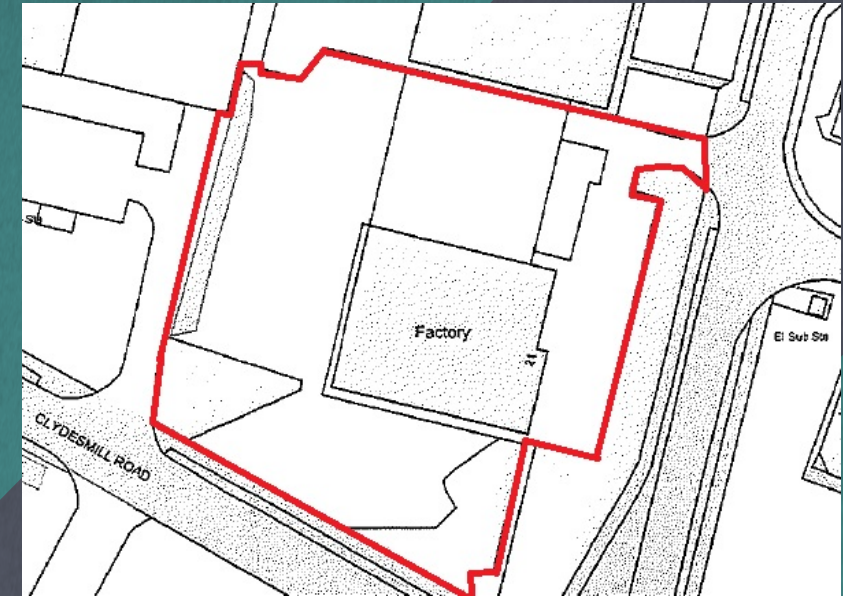
\*Subject to Head Landlords approval.



# Block 5

21 CLYDESMILL  
PLACE

Cambuslang  
G32 8RF



## RATEABLE VALUE

The subjects are entered into the current Valuation Role with an RV of £57,500

## EPC

Available upon request.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs

## VAT

All figures provided are exclusive of VAT.

## RENT

Low passing rent of £5.68/sq.ft.

## FURTHER INFORMATION

For information and details on viewing are available from the agents:



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