

Clydesmill Industrial Estate

Cambuslang, Glasgow, G32 8RE

Warehouse | 2,132 - 4,479 ft²



Communal yard / parking



Immediate M74 access



Office accommodation



LED lighting

Available to Let





Description

These modern light industrial/warehouse units form part of a well-established multi-let estate. Featuring electrically operated roller shutter doors that open onto a spacious communal yard with ample parking.

Internally, the units offer open-plan warehouse space with integrated office areas, enhanced by translucent roof panels that provide excellent natural daylight. The units benefit from eaves height of 4 metres, rising to 5 metres at the pitch, and is fitted with energy-efficient LED lighting. Additional amenities include separate male and female WC facilities, along with mains connections to water and three-phase electricity.

Further information

EPC
Unit 100: D, Unit
104 G, Unit 106: F

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

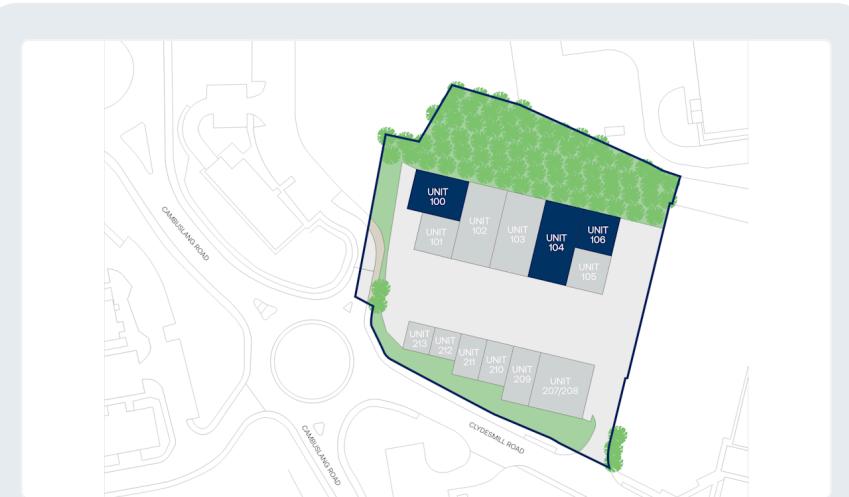
All parties will be responsible for their own legal costs incurred in the transaction.

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Mileway

Molly O Neill
scotland@mileway.com
0141 846 0480

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
100	Warehouse	3,212	Immediately	2,275
104	Warehouse	4,479	Immediately	2,990
106	Warehouse	2,132	Under offer	1,550
Total				9,823

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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