Fullwood Industrial Estate

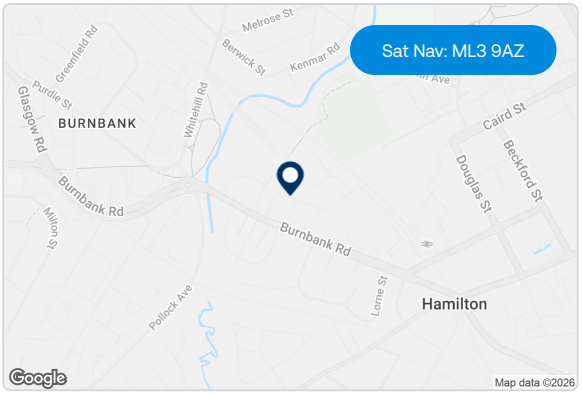
Fullwood, Burnbank Road Hamilton ML3 9AZ

Warehouse | 995 ft²

- 24 Hour access
- Newly refurbished
- Ample car parking
- LED lighting







Description

Fulwood Industrial estate offers terraced industrial units close to Hamilton Town Centre. Many of the surrounding units are currently in use as retail and trade counters. The units are open plan, either with full roller shutter doors or roller shutter doors with pedestrian doorway. Refurbished units will be open plan with painted walls and floor, and new LED lighting. Outside, there is ample car parking.

Location

Fullwood Industrial Estate is situated approximately 1 miles south of Hamilton Town Centre adjacent to the A724 Burnbank Road. The A725 is situated just 1 mile west and connects with M74 via the Raith Interchange and M8, M73 and M80 beyond. The estate is a popular location particularly to trade counter operators including Sally Salon Services, Tile Giant, LSK, Saltire Carpets & Beds, Wet Wall Superstore and Richmond's Plumbing & Heating Merchants.

Further information

EPC
EPC is available upon request.

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.

Book a viewing

Mileway

Andrew Millar
scotland@mileway.com
0141 846 0480

G·M·BROWN
0141 212 0059
WWW.GMBROWN.CO.UK

Gregor Brown
gb@gmbrown.co.uk
0141 212 0059



Accommodation:

The available units are listed below:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Block 4, Unit 2	Warehouse	995	Immediately	1,000	
Total		995			

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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