

TO LET

High Quality Office Accommodation

NIA: 12.63 – 111.90 SQM (136 – 1,205 SQFT)

Modern & Attractive Office Suites

Located Within Blantyre Town Centre

On-site Communal Parking Available

Excellent On-Site Amenities

Benefits From Strong Transport Links

Rent: Starting from £292 pcm (exc VAT)



[CLICK HERE FOR VIRTUAL TOUR!](#)



Title Boundary For Indicative Purposes

3 CALDER STREET, BLANTYRE, G72 0AU

CONTACT:

Fraser McDonald BSc (Hons)

Calvin Molinari BSc (Hons) MRICS

fraser.mcdonald@shepherd.co.uk

c.molinari@shepherd.co.uk

| 0141 331 2807 – 07551 173132

| 0141 331 2807 – 07920 824408

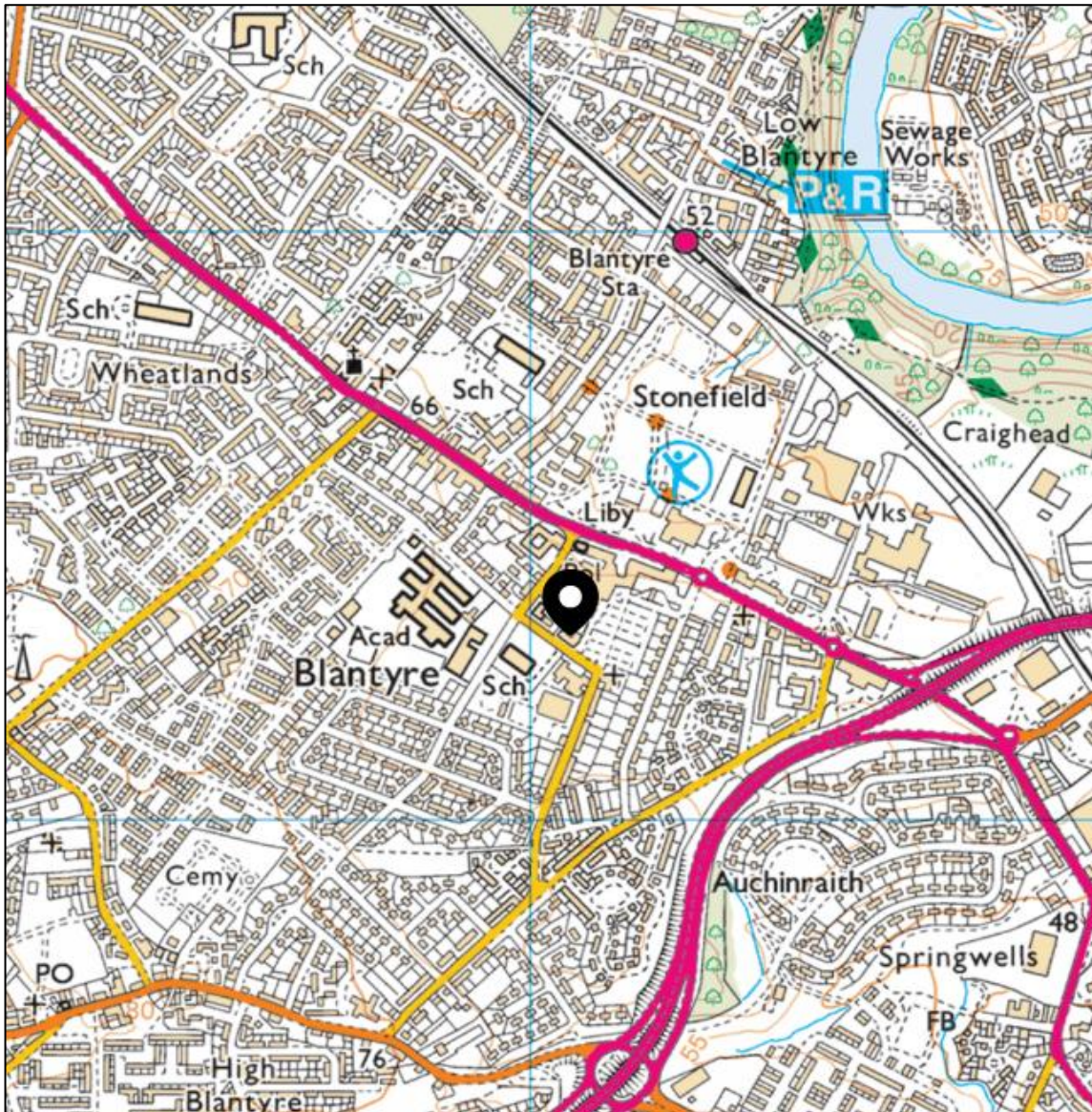


Whyte
& Barrie



Location

3 CALDER STREET, BLANTYRE, G72 0AU



The subjects are located in Blantyre, which is located approximately 12 miles south-east of Glasgow, held within South Lanarkshire's Council District.

Blantyre benefits from road links with the Raith Interchange being located within close proximity, providing access to the M74 motorway which offers links to Glasgow City Centre, the North of England and Scotland's wider motorway network. Blantyre Railway Station is located approximately 0.70 miles from the subject property and provides frequent services to Glasgow Central Station and Edinburgh Waverly. The surrounding area is well served by bus route which connects Blantyre with areas such as Hamilton, East Kilbride, Cambuslang and Glasgow.

More specifically, the subjects occupy a prominent position on Calder Street within Blantyre's town centre. The surrounding area benefits from a blend between residential and commercial operators including Asda, Boots and Lidl.



[CLICK HERE FOR LOCATION](#)



Description

3 CALDER STREET, BLANTYRE, G72 0AU



The subjects comprise a newly refurbished business centre with a mixture of office and leisure based occupiers. The property benefits from dedicated vehicular and pedestrian access via Calder Street.

Internally, the subjects comprise of a number of high quality suites of various sizes, featuring carpet floor covering, painted ceilings and integrated LED lighting throughout. Furthermore, each suite benefits from its own dedicated intercom system.

The wider building benefits from the following amenities:

- Shower facilities
- Kitchen prep area
- Breakout/communal areas
- 24/7 access
- DDA compliant
- Male/Female and disabled toilet facilities
- Communal Car Parking
- High speed internet available
- Gas heating system





Photographs

3 CALDER STREET, BLANTYRE, G72 0AU





AVAILABILITY

Accommodation	SQM	SQFT	Rent (p.a.)
Suite 1	111.90	1,205	£12,100
Suite 2	93.53	1,006	£10,100
Suite 4	12.63	136	£3,500
Suite 10	52.32	563	£6,500

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

SERVICE CHARGE

The tenant shall be responsible for a proportion of the service charge for the wider building. This information will be available upon request by the agent.

RATEABLE VALUE

The subjects aren't currently entered into the Valuation Roll and will be subject to reassessment upon occupation.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: February 2026

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Fraser McDonald

fraser.mcdonald@shepherd.co.uk
M: 07551 173132



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824408

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

