



THE FOUNDRY
CAMBUSLANG

11 Clydesmill Road, Cambuslang, G32 8RE

TO LET/MAY SELL

PRIME NEW BUILD INDUSTRIAL / WAREHOUSE UNIT
35,162 SQ FT (3,267 SQ M)

Year 1:
100% Rates Free*



Colliers
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colliers.com/uk/industrial

Neil Cockburn
PROPERTY CONSULTANCY
07775 792330



G32 8RE



Available Now!



4.32 Acres
(Total combined site area)

TheFoundryCambuslang.co.uk

Description

The Foundry comprises a brand new high-specification industrial warehouse with 2-storey offices, secure yard and dedicated car park constructed by CCG (Scotland) Ltd.

Specification highlights include:

- Steel portal frame construction
- Profile insulated metal clad elevations and roof
- 7.27m eaves height
- 9.3m to roof apex
- 50 kN/m² floor loading capacity
- 2 no ground level loading doors (h: 5.41m, w: 4.64m)
- 10% warehouse rooflights
- 2 storey high quality offices, staff welfare areas and WCs
- Photo-voltaic panels
- 27 car parking spaces
- 4 no. double Electric Vehicle (EV) chargers
- Bicycle racks
- 30m deep secured concrete yard
- Existing concrete yard (0.24 acres)
- Yard expansion land (0.43 acres)

Accommodation

Warehouse	31,654 sq ft	2,941 sq m
Offices/Welfare (Ground & 1st Fl)	3,508 sq ft	326 sq m
Total GIA (approx)	35,162 sq ft	3,267 sq m





THE FOUNDRY
CAMBUSLANG

TOWARDS GLASGOW
INTERNATIONAL AIRPORT
& GLASGOW CITY CENTRE

A763 TOWARDS
EDINBURGH & CARLISLE

FUTURE DEVELOPMENT LAND

YARD
EXPANSION
LAND

A763 TOWARDS
CAMBUSLANG, RUTHERGLEN
& EAST KILBRIDE



THE FOUNDRY
CAMBUSLANG



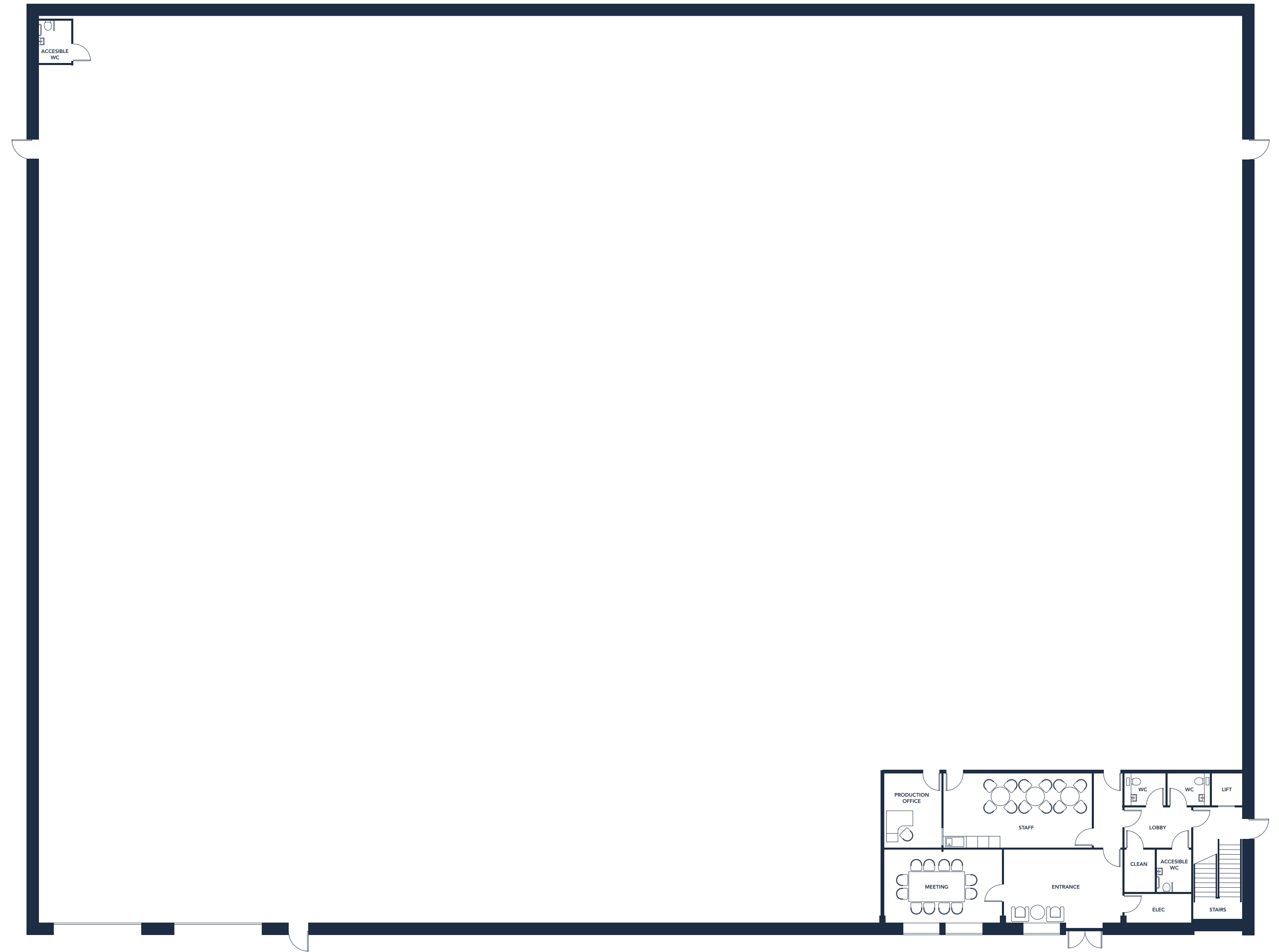


THE FOUNDRY
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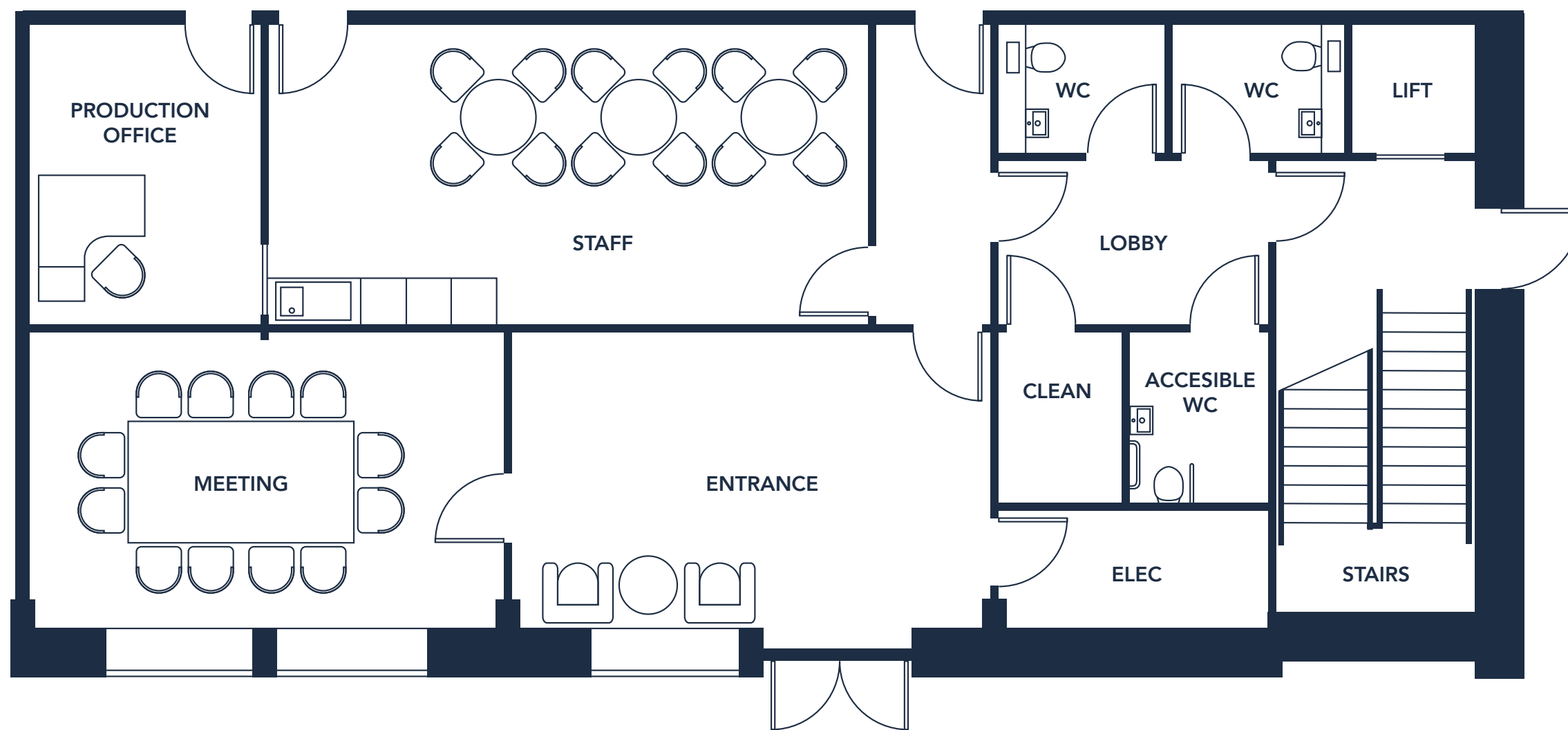


Full building ground floor plan

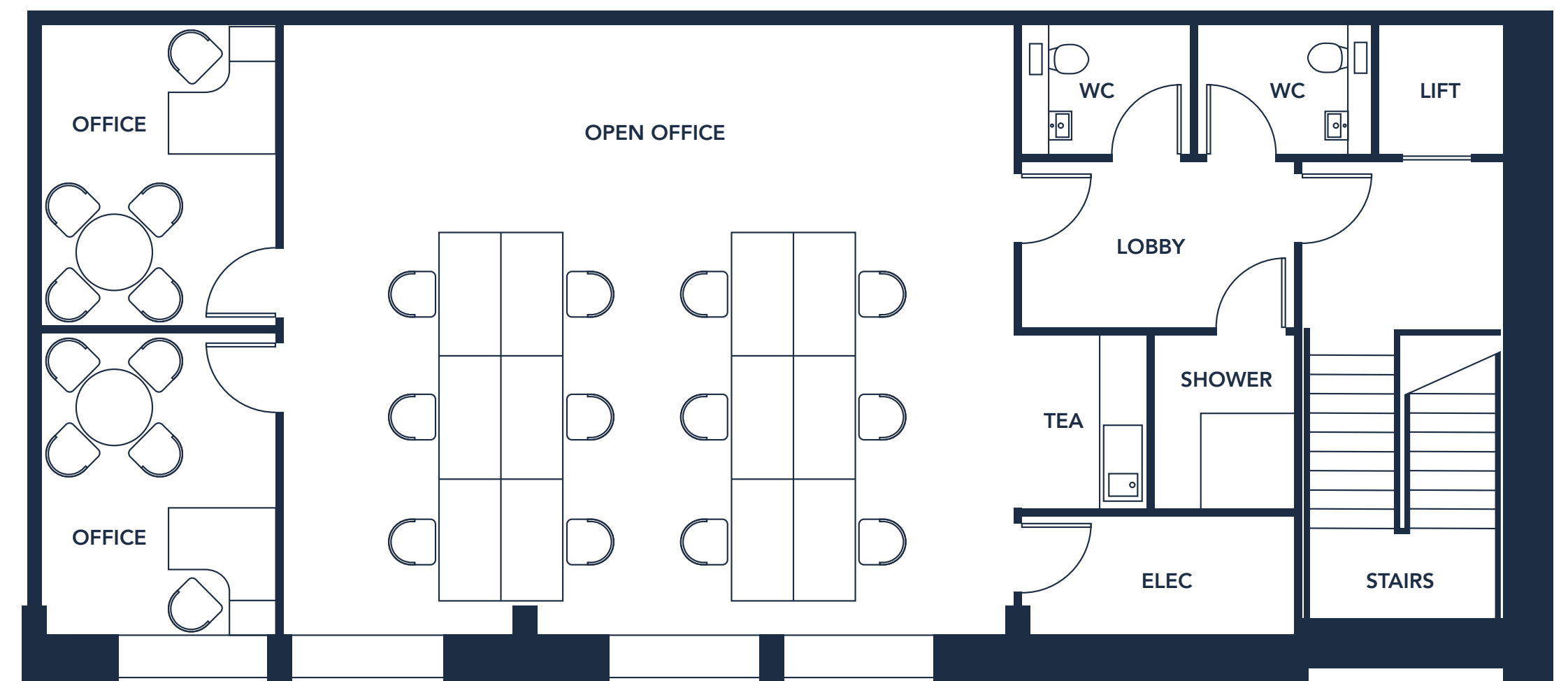


Office area plans

Ground floor



Upper floor



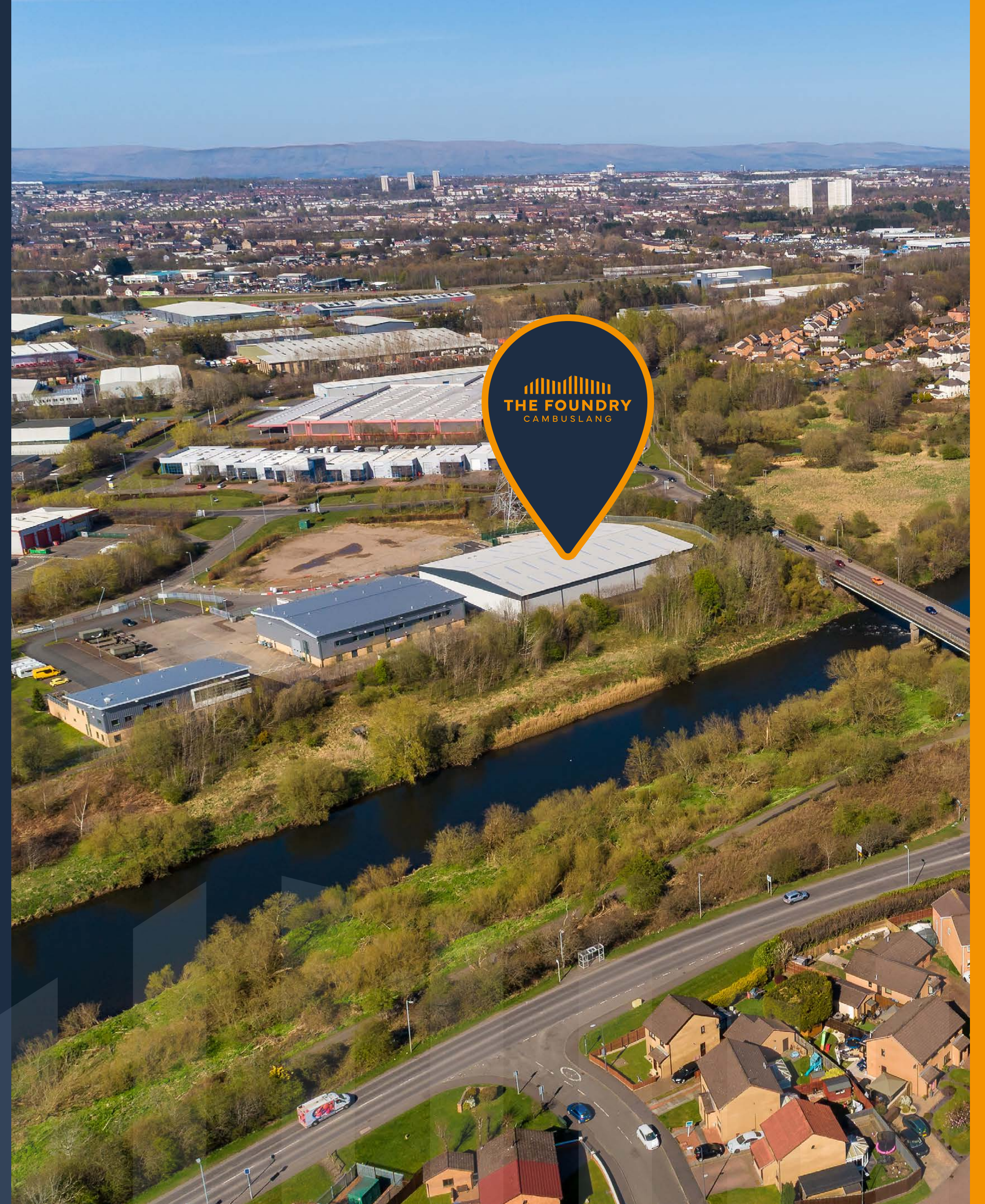
Location

Cambuslang is one of Scotland's best industrial and logistics locations, located on the M74 corridor only 7.5 miles south east of Glasgow city centre.

The property is situated on Clydesmill Drive, accessible via Clydesmill Road, in Cambuslang. Forming part of the wider Clydesmill Industrial Estate, a buoyant hub of business and industry, many prominent businesses operate within the surrounding area including CCG, DHL, DPD, Parcelforce, Scottish Power, Royal Mail, Siemens, Muller, Speedy Services and Mammoet.

The A763 directly neighbours the eastern boundary and offers a direct route to the M74 (South), which links to the M73 (North) towards Stirling and M8 to Edinburgh, as well as Carlisle and the M6 of northern England.

Junction 2A of M74 (North) is accessible within a 1-minute drive and offers routes towards Glasgow and the west. Clydeport and Glasgow International Airport can both be reached in under 20 minutes whilst Belfast can be reached in under 4.5 hours by road and sea.



Central network

Aberdeen	146 miles	2 hrs 38 mins
Birmingham	284 miles	4 hrs 45 mins
Carlisle	91 miles	1 hr 32 mins
Edinburgh Airport	37 miles	41 mins
Edinburgh City Centre	44 miles	1 hr 4 mins
Eurocentral Rail Terminal	10 miles	17 mins
Glasgow City Centre	7.5 miles	19 mins
Glasgow Airport	12 miles	15 mins
London	398 miles	7 hrs 5 mins
Manchester	208 miles	3 hrs 26 mins
Stirling	26 miles	34 mins





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Terms

The accommodation is available to lease on full repairing and insuring terms. Alternatively, our client may consider a sale of the building.

Rental

Information on the quoting rent is available on request.

Sale Price

On application.

Legal Costs

Each party to the transaction shall be responsible for their own legal costs but the tenant / purchaser shall be responsible for LBTT and registration dues.

Energy Performance Certificate

The unit has a target EPC rating of B+. Formal certification will be available upon practical completion.

VAT

All figures quoted are exclusive of VAT.

Rateable Value

The building will require to be assessed for rates once a tenant / purchaser takes occupation.

*As a new build industrial unit, the tenant / purchaser is likely to be eligible for 100% rates relief for the first year of their occupation. All rating enquiries should be made directly to Glasgow Assessors. Tel: 0141 287 4444.



Further information



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11 Clydesmill Rd, Clydesmill Industrial Estate, Cambuslang, Glasgow G32 8RE

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property. July 2025.