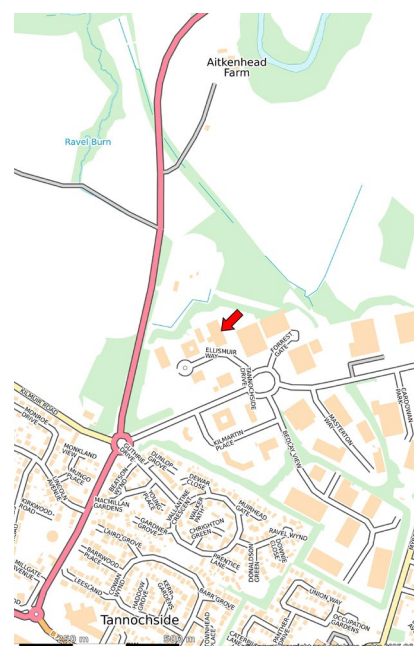




The Apex, Tannochside Business Park, 3 Ellismuir Way, Uddingston, G71 5PW

- Located in a popular, modern business park
- Well-presented self-contained premises
- Available by way of sub-let or assignment
- Excellent road links to motorway network
- Approximately 45 car parking spaces
- Extends to approximately 1,005.18 sq.m. (10,820 sq.ft.)





LOCATION

The subjects are situated within Tannochside Business Park, which lies on the northern fringe of Uddingston within the North Lanarkshire Council Local Authority area.

Uddingston is a small town which lies to the south-east of Glasgow, approximately 7.5 miles from Glasgow City Centre, and which forms part of a larger continuous urban area with the neighbouring towns of Bothwell to the south and Bellshill to the east. The town centre of Uddingston, around one mile to the south of the property, provides a range of local retail and leisure amenities.

The Business Park benefits from excellent road links to the motorway network via Junction 4 of the M74 where it merges with the M73, the latter linking with the M8 also in relatively close proximity. The Business Park is also accessible by public transport with local bus services utilising Old Edinburgh Road approximately 0.5 miles to the south. The nearest train station lies within the main town centre area of Uddingston, approximately one mile to the south-west.

Tannochside is a modern Business Park containing an established mix of industrial and office properties with a broad spectrum of occupiers ranging from small local businesses up to national companies such as Sky, DPD and Whistl.

DESCRIPTION

Arranged over ground and first floors, the subjects comprise a substantial detached office building of steel frame construction with brick elevations surmounted by a pitched metal clad roof.

The property is laid out to provide a feature entrance/reception area at ground floor with predominantly open plan office accommodation at ground and first floors.

Externally, the premises lies within a large plot which contains an excellent car parking provision (approximately 45 spaces) as well as soft landscaping.

Internally, the offices benefit from raised floors, suspended ceilings, passenger lift, air handling system and WC accommodation.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Floor	SQ.M	SQ.FT
Ground	483.92	5,209
First	521.26	5,611
Total	1,005.18	10,820

LEASE TERMS

The property is held on an effective Full Repairing and Insuring lease until 3rd January 2027 at an annual rental of £145,000 per annum. The premises are available on flexible terms by way of either a sub-letting or assignment. Full details are available from the letting agents.

RATING ASSESSMENT

We understand the subjects are entered in the Valuation Roll with a Rateable Value of £91,000.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



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6. Date of Publication: June 2025