

TO LET

MODERN REFURBISHED INDUSTRIAL UNIT



Cambuslang

UNITS 2, 6 DRUMHEAD LANE, CAMBUSLANG G32 8FB
17,696 SQ FT

- Modern detached industrial warehouse/unit in newly refurbished condition
- Gross internal floor area of 17,696 sq ft
- Situated in well located Cambuslang
- Investment Park, prime industrial location, 5 miles east of Glasgow City Centre
- Shared secured yard

 Neil Cockburn
PROPERTY CONSULTANCY

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 Colliers

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> Location

The property is located in Cambuslang Investment Park, 5 miles south east of Glasgow city centre. The property lies immediately to the south of Junction 2A of the M74 motorway, affording immediate access to the motorway network. Carmyle Railway Station is 1.2 miles to the east of the property, connecting with Glasgow Central Station. Major local occupiers include Scottish Power, SGN, Muller Wiseman, Royal Mail, The Herald, DPD, DHL, CCG, and Speedy.

> Floor Areas

The property extends to the following Gross Internal Areas.

UNIT 2	
Warehouse	13,592 sq ft
Offices	4,104 sq ft
Total	17,696 sq ft

> Rates

The property is currently part of a combined Rateable Value with an adjacent building. We estimate the separate Rateable Value will be approximately £110,000 but this has not been confirmed by Glasgow City Assessors Office. Please make your own enquiry via 0141 287 4444 to confirm.

> Lease Terms

The property is available to let on Full Repairing and Insuring terms.

> Viewing / Further Information

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> Description

The property is modern refurbished steel frame industrial units with metal profile clad elevations and pitched profile metal roofs. Internally they provide warehouse space ancillary offices with WCs. Externally there are vehicle access loading doors to a large communal yard and parking areas. Unit 2 has a minimum eaves height of 5.55m rising to 7.15m at the apex.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request.

> VAT

All prices and rentals are quoted exclusive of VAT. Please note that VAT will be payable.

> Legal Costs

Each party are liable for their own legal costs, with the ingoing tenant liable for any Land and Buildings Transaction Tax of registration fees.