

# Ryden

## TO LET

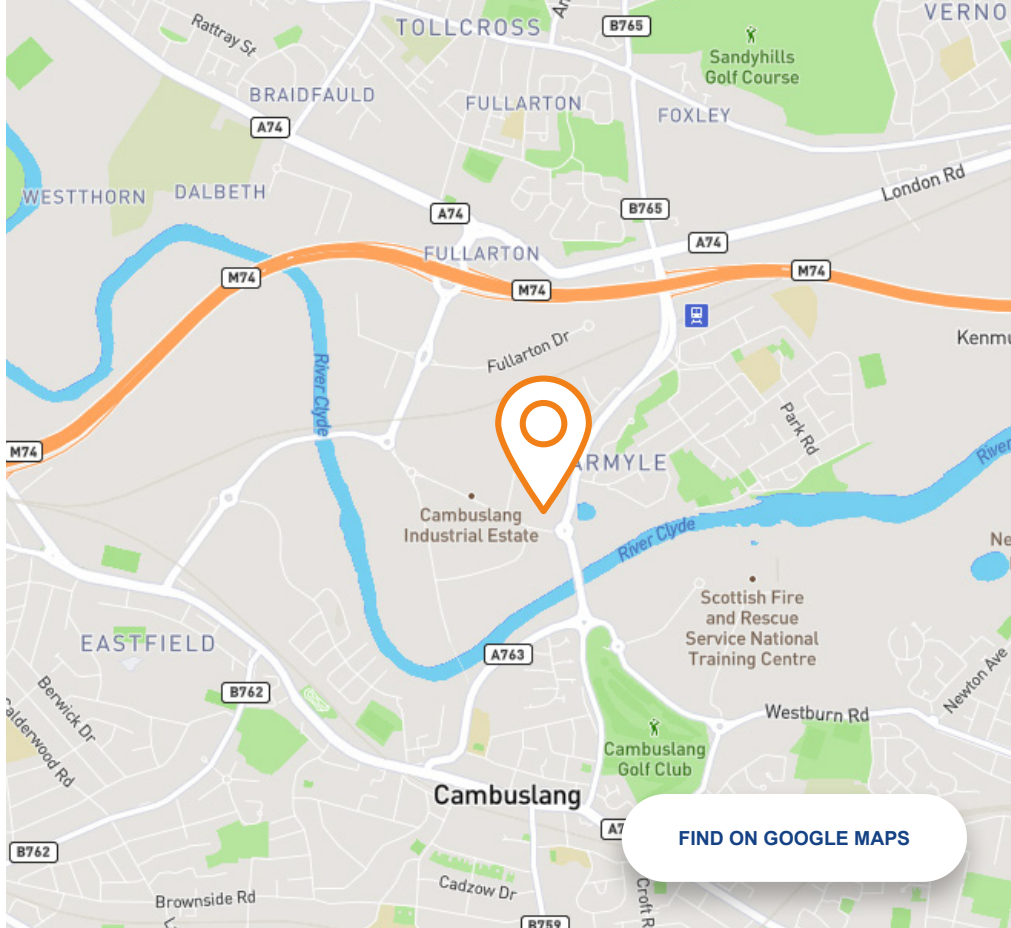
**INDUSTRIAL UNIT**  
**4,674 SQ FT**



**BLOCK 16**  
**UNIT 5**  
**CLYDESMILL PLACE**  
**CAMBUSLANG**  
**GLASGOW**  
**G32 8RE**

**COMMON CAR PARKING**  
**POTENTIAL OF CREATING**  
**AND DEMISING A YARD**  
**PRIME INDUSTRIAL /**  
**TRADE LOCATION**

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## LOCATION

Cambuslang Investment Park occupies a prime strategic location approximately 5 miles south east of Glasgow City centre. The park is situated adjacent to Junction 2A of the M74 which also connects with the M6 to the south. Baillieston Interchange is close by and this provides connectivity to the M73 and M8.

Unit 5 is positioned within Block 16 which is also occupied by City Technical Services, Wysepower, Rhodar and Geze UK. Other neighbouring occupiers include Highland Industrial Supplies, Jewson, Yaffy and Cleveland Cables. Both Cambuslang and Carmyle rail stations are close to the subjects and nearby amenities include a Premier Inn.

## DESCRIPTION

The property is currently undergoing a full refurbishment programme.

Unit 5 occupies a central mid terraced position within Block 16. Construction is modern comprising a steel portal frame externally clad and roofed in profiled metal sheeting with an eaves height of 5 metres to the underside of the haunch.

A featured glazed entrance provides access from the front elevation into an entrance vestibule. Vehicular access is permitted to the rear from a mechanically operated door (4 metres by 4 metres).

Internally, the subjects provide office, WC and industrial storage/trade space at ground level. Additional office, WC and ancillary space is provided on an upper floor mezzanine level.

A communal car park is provided to the front of the premises we do also have the potential of creating and demising a yard (subject to agreement and securing the appropriate rent).

## RENT

Upon application.

## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION | SQ FT |
|-------------|-------|
| WAREHOUSE   | 4,674 |

## LEASE TERMS

Our Client is seeking to lease the premises for a lease length to be agreed on Full Repairing and Insuring terms.

## SERVICE CHARGE

Service charge costs are applicable.

## EPC

The subjects have an EPC Rating of E.

## RATEABLE VALUE

The property is currently entered in the Valuation Roll with a Rateable Value of £27,750.

## VAT

All rent and other costs are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax, registration dues and VAT thereon.





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CAMBUSLANG  
GLASGOW  
G3 6RU**

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**INDUSTRIAL UNIT**  
**4,674 SQ FT**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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**Ryden**

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## Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. March 2025

