

To Let – Industrial Trade Counter / Warehouse
5,631 sq ft

Unit 3B Bedlay View, Uddingston, Tannochside
Park, Glasgow, G71 5PE



- End-terrace.
- Car parking / yard to the front.
- Min eaves of 4.85m rising to 6.0m.
- Good quality office / welfare area.

Accommodation	Sq ft	Sq m
Warehouse / office grd floor	5,631.19	523.15
Total	5,631.19	523.15



Description

Unit 3B offers a well-positioned industrial unit, of steel portal frame construction, with brickwork elevations to dado height. The accommodation comprises a spacious warehouse with ancillary office and reception facilities to the front of the premises.

Specification highlights include; translucent roof panels providing excellent natural light, modern LED lighting, concrete screed floor, a pitched roof and eaves ranging from 4.85m to 6.0m. Access to the unit is via roller shutter loading door positioned on the front elevation.

Location

The property occupies a prominent position on Bedlay View within Tannochside Business Park, a well-established and highly accessible industrial location in Uddingston, Glasgow. The estate benefits from immediate access to the M8 and M74 motorway networks, providing excellent connectivity throughout Scotland.

Glasgow city centre lies approx. 8 miles to the west with both Glasgow and Edinburgh airports within 40 mins drive time.

Terms

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

For full details and quoting terms, please contact the marketing agents.

Business Rates

The Rateable Value for the property is £33,250 Rates payable for the current financial year are approximately £15,993 per annum. Interested parties should make their own enquires in this regard.

VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

EPC

An EPC is available on request.



For more information or to arrange a viewing, please contact the marketing agents:

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