

DM HALL

To Let
INDUSTRIAL



**BLOCK 9A,
UNIT B,
SOUTH AVENUE,
BLANTYRE,
G72 0XB**

**1,050 sq m
(11,300 sq ft)**

Property Details

- Fully refurbished industrial premises
- Established industrial estate with close links to motorway network
- Plentiful car / vehicle parking provisions.
- Two overhead cranes with capacities of 2 and 3 tonnes
- OFFERS OVER £65,000 PER ANNUM INVITED.

LOCATION:

Blantyre Industrial Estate is a busy, established industrial location adjacent to the A725 East Kilbride Expressway and approximately 1 mile south west of Junction 5 of the M74 motorway. The M73, M8 and M80 motorways are within 4 miles.

Blantyre is located within South Lanarkshire and lies around 12 miles south east of Glasgow, 5 miles north east of East Kilbride and 1 mile west of Hamilton.

DESCRIPTION:

The property comprises mid-terraced industrial premises with single storey offices to the front and a workshop to the rear with loading off a shared yard has been fully refurbished to a high standard.

The building is of steel frame and brick construction with a flat roof over the offices and a North light roof structure over the workshop incorporating glazed panels.

The offices comprises a series of private rooms, toilets and staff accommodation and leading into the open plan



Property Details

workshop, which contains a steel framed mezzanine deck and two overhead cranes having capacities of 2 and 3 tonnes.

SPECIFICATIONS:

- 3 phase electricity
- Gas supply
- Electrical operated roller shutter door (3.75 meters)
- Energy efficient LED lighting throughout
- Internal eaves height of 5.5m

ACCOMMODATION & FLOOR AREAS:

We calculate the property to have a gross internal floor area of 1050 sq.m (11,300sq.ft), with a 2693 of 85 sq.m (915 sq.ft), or thereby.

RENT:

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £65,000 per annum are invited.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

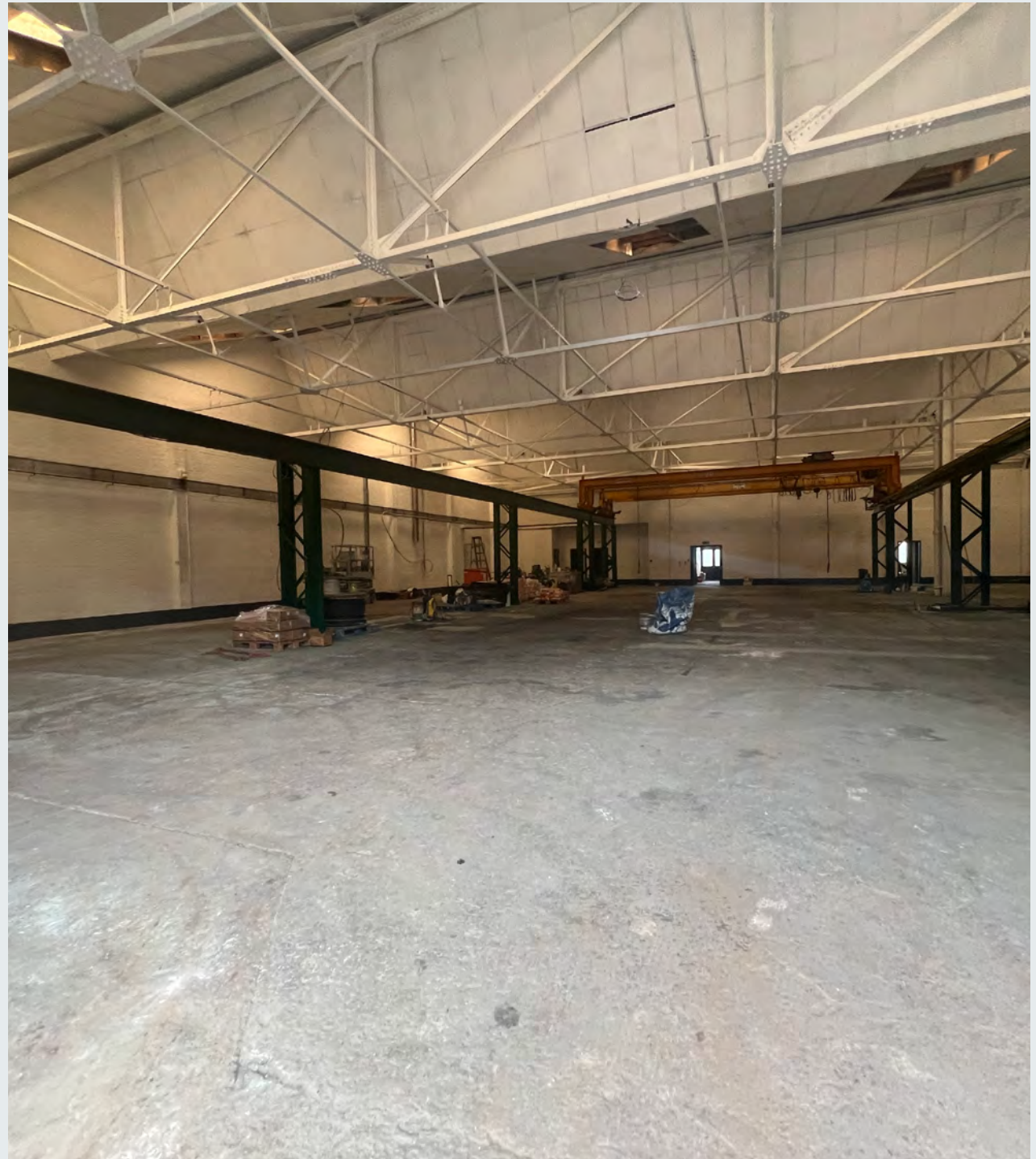
According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £21,500 per annum.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.



Property Details

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.

 Video available

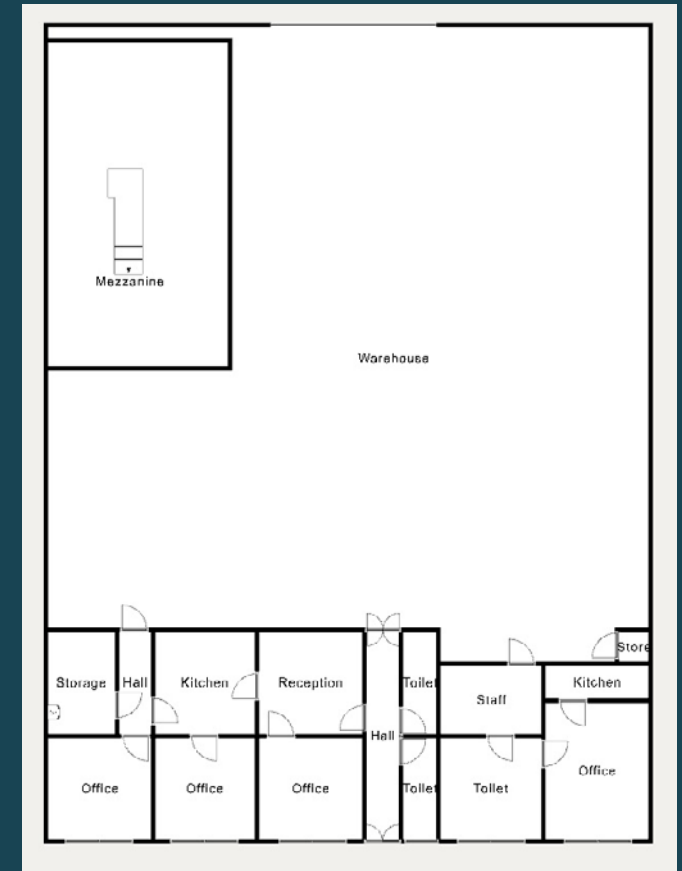
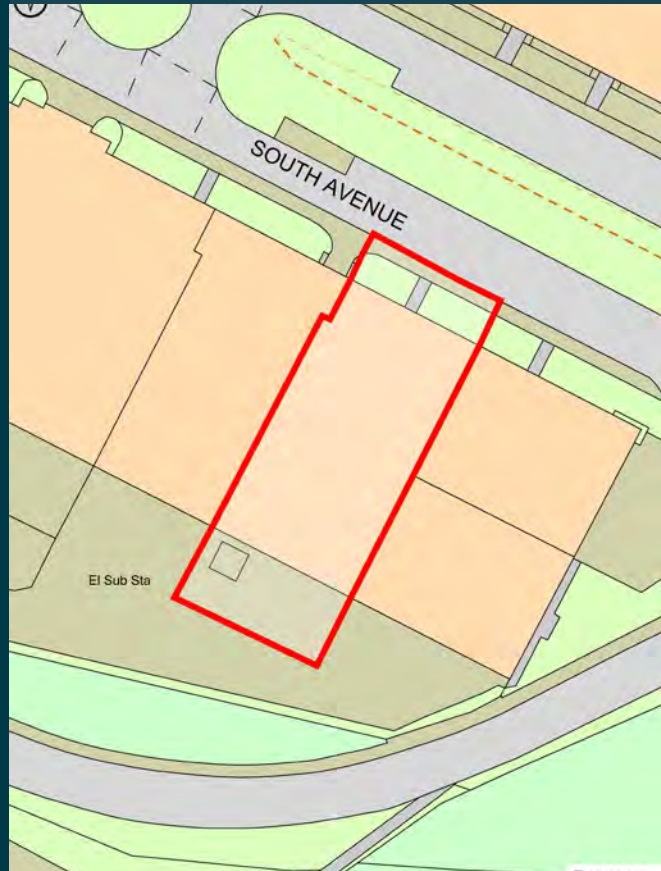
ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



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RICS



Make an enquiry

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