

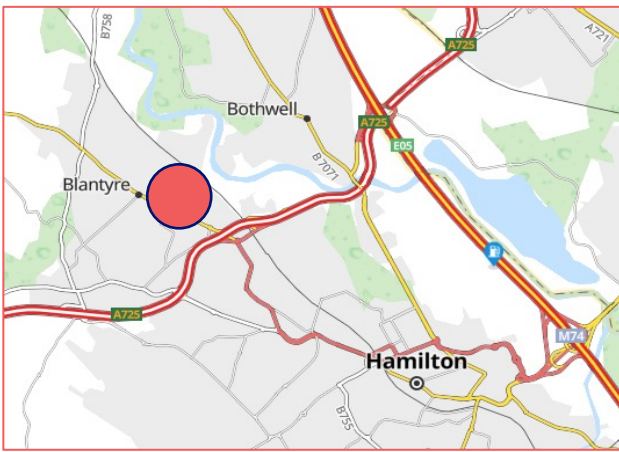


TO LET TRADE-COUNTER / SHOWROOM / WORKSHOP UNITS

1,194 SQ FT – LAST REMAINING UNIT

GLASGOW ROAD TRADING ESTATE, BLANTYRE, G72 0NJ

- Highly prominent and popular trade location
- Available for immediate occupation
- Convenient location just off A725 East Kilbride Expressway
- Easy M74 motorway access via J5 Raith Interchange
- Close proximity to Blantyre town centre as well as Hamilton and East Kilbride
- Majority of units are eligible for 100% rates relief under Small Business Bonus Scheme



LOCATION

Glasgow Road Trading Estate benefits from high volumes of passing traffic and occupies a prominent position fronting Glasgow Road, Blantyre's main thoroughfare

The estate has proven to be a successful trading location for a variety of businesses. The estate is located within South Lanarkshire and lies a short distance west of the A725 expressway which connects East Kilbride, Blantyre and Hamilton to the M74 at Junction 5, The Raith Interchange. Distance from Glasgow - 13.8 miles

The estate benefits from a variety of other commercial uses in close proximity and the predominant land use in the area is retail/residential. A number of new build schemes are progressing in the local area.

DESCRIPTION

Glasgow Road Trading Estate provides 11 trade/showroom units on an attractive corner site benefiting from:

- Showroom Frontages facing Glasgow Road
- Secure yard with free parking
- Vehicle entrance doors of 3M high x 2.88 m wide
- Three phase power supplies
- Gas fired heating

ACCOMMODATION

B1 U4. 1,194 SQ FT - Fronts onto Glasgow Rd

BUSINESS RATES

Depending on circumstances incoming tenants may benefit from 100% business rates relief via the Small Business Bonus Scheme.

Further information can be sourced from the local Assessor or alternatively via the joint letting agents.

EPC

Available on request.

ASKING TERMS

Premises are available to rent for a term to be agreed on new Full Repairing and Insuring leases.

VIEWING & FURTHER INFORMATION

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