

Industrial Building with Offices, Cranes & Secure Yard

Blantyre Industrial Estate, Blantyre, G72 0XB



To Let / May Sell



Block 9A, Units D1 & D2

South Avenue
Blantyre Industrial Estate
Blantyre G72 0XB

- 30,037 sq ft (2,790 sq m)
- Prime location close to J5 of M74 (Raith Interchange)
- 5.5m clear head height
- 2 ground level loading doors
- Secure rear yard
- ****Cranage****
- Rare opportunity to purchase

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Location

Blantyre is located within South Lanarkshire and occupies a prime industrial location on the M74 corridor, approximately 12 miles to the south east of Glasgow City Centre, 3 miles to the north east of East Kilbride and 1 mile to the north west of Hamilton.

Blantyre Industrial Estate is a very popular and well established estate and benefits from excellent road links with the adjacent A725 providing fast and easy access to East Kilbride to the north and Bellshill and the M8 motorway to the south (via J5 M74 - Raith Interchange).

There are good public transport links in the town with Blantyre Railway Station providing regular services to Glasgow and surrounds.

Neighbouring occupiers include; PMK Civil Engineering, Phoenix Specialist Solutions, Raeburn Bricks, and ECG Facilities. Nearby amenities include a Farmhouse Inns pub/restaurant and Shell petrol filling station and Spar.

Description

The subjects comprise an end terraced industrial building with offices, workshop/warehouse, craneage and rear yard. The salient features are as follows:

Warehouse

- Comprising; 2 interconnecting warehouse/workshop sections, WCs, warehouse offices and canteen
- Steel frame construction with painted brickwork internal walls and metal clad external elevations
- Concrete floor
- Profiled metal overclad roof of northlight design construction, supported on a steel truss, with translucent rooflights
- Sodium/halogen lighting
- Gas fired warm air blowers
- 5.5 m to underside truss
- 2 ground level loading doors leading to the rear yard
- Craneage – (1 no. 10T & 1 no. 5T)

Offices

- Arranged over ground and 1st floor with small 2nd floor store
- Brickwork and metal clad front elevation
- Comprising; mix of open plan and cellular offices, boardroom, WCs and tea prep,
- Carpet floor coverings, domestic style gas fired radiator heating and lighting.

External

- Rear tarmac yard secured by a palisade fence, floodlit and CCTV.

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Accommodation

Ground Floor	24,466 sq ft	2,273 sq m
1 st Floor Offices	4,215 sq ft	392 sq m
2 nd Floor Store	1,356 sq ft	126 sq m
Total GIA	30,037 sq ft	2,791 sq m approx.

Rates

The property is entered in the current Valuation Roll with a Rateable Value of £64,000. We therefore estimate rates payable for 2023/24 to be approximately £32,704. Any Rating queries should be made directly to Lanarkshire Assessors. T: 01698 476000.

Energy Performance Certificate

The property has an EPC rating of "C"

Lease Terms

The property is available on new Full Repairing and Insuring lease for durations to be agreed. Alternatively, our client may consider a sale of their Heritable (Scottish equivalent of English Freehold) interest.

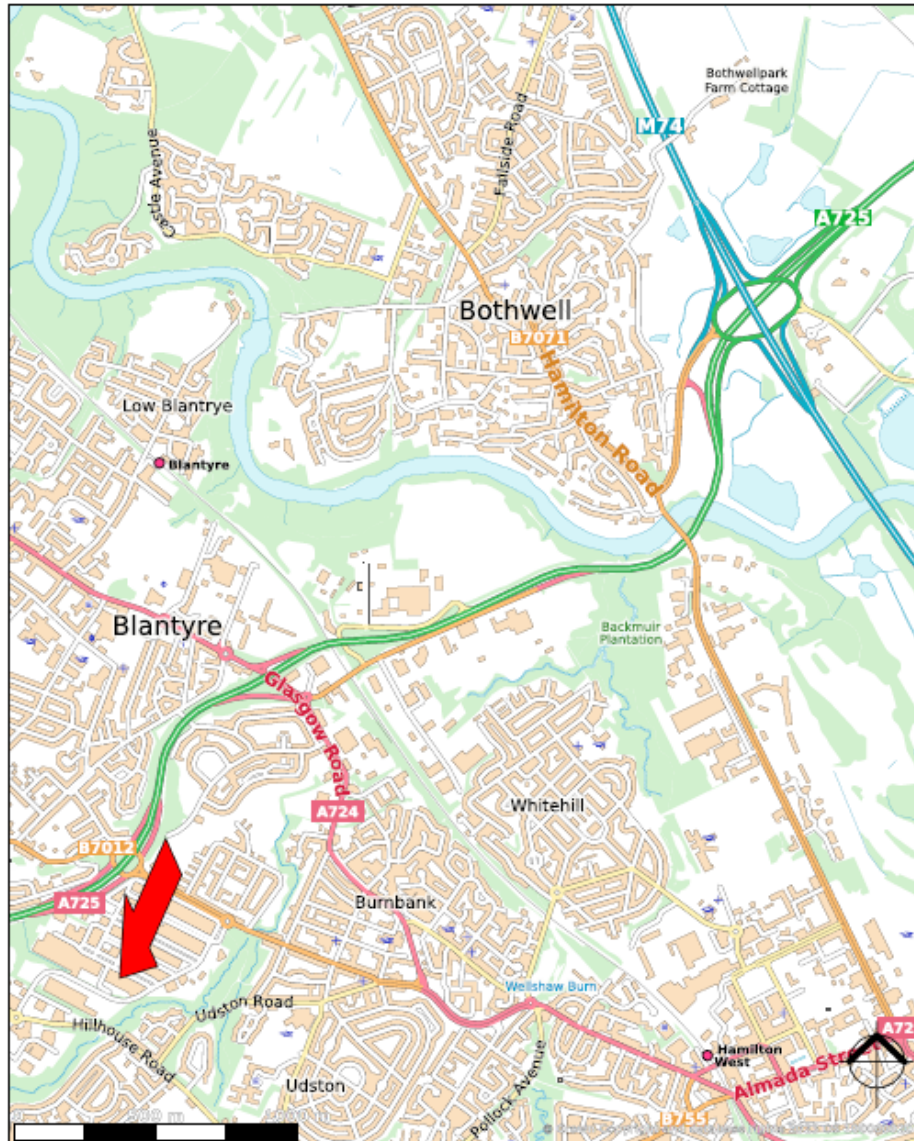
Quoting Rent / Price

£6.75 per sq ft. Alternatively, our clients may consider selling at offers overs £1.95m



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VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant/purchaser liable for any Land and Building Transaction Tax or Registration Fees.

Viewing / Further Information

For further information or to arrange a viewing please contact:



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