

TO LET

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David Allison & Company
Chartered Surveyors



INDUSTRIAL UNIT

UNIT 3 (B), 95 WESTBURN DRIVE, CAMBUSLANG, G72 7NA

- Small Industrial unit: **2,640 sq ft (245.34 sq m)**
- Suitable for workshop/warehouse use
- 4 metre minimum eaves height
- Office and toilet block within unit
- Initial rent from **£12,000** per annum
- Potential for 100% rates relief under Small Business Bonus Relief

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LOCATION

The subjects lie on the south eastmost outskirts of Cambuslang Investment Park, opposite Cambuslang Golf Course and in front of the Clydesmill Business Park which includes the recent major development of the new Greggs The Bakers factory and offices.

Junction 2 of the M74 Motorway is situated within short driving distance giving access to Glasgow, Edinburgh and central Scotland roadway networks.

The street plan opposite shows the approximate location of the subjects for information purposes only.

Other occupiers in the surrounding area include AB2000, Kitson Insulation & Greggs Plc.

DESCRIPTION/ACCOMMODATION

The subjects comprise a refurbished small industrial unit within a range of similar units which form part of a larger block of industrial accommodation.

The unit provides an unrestricted workshop/warehouse space accessed by a new roller access door.

There is a small office/staff area and toilet.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the gross internal floor area of the subjects as follows:
245.34 sq m (2,640 sq ft).

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:-

Rateable Value £10,600

At this level of Rateable Value an incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries to the Local Authority.

LEASE/TERMS

Offers to rent in the region of £12,000 per annum are invited for a full repairing and insuring lease of negotiable length.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

EPC

The property has been assessed for energy performance and currently have an 'E' rating.

LEGAL COSTS

The incoming tenant will be responsible for our client's reasonably incurred legal and professional costs relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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