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17,347 sq ft (1,611 sq m)

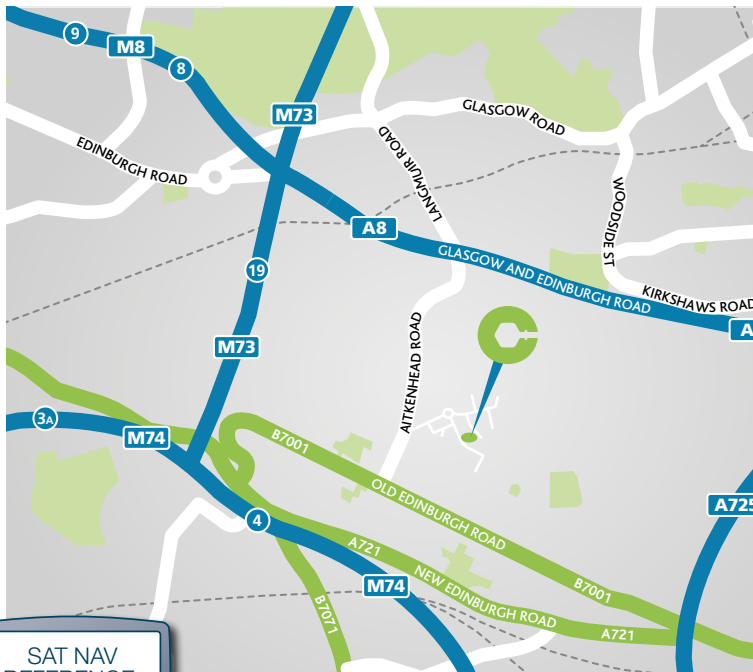
Warehouse/ Industrial Unit To Let

- 1 acre site
- Located within Tannochside Business Park
- Excellent access to M8 and M74 motorway network
- Quality office accommodation
- Large self-contained secure yard
- Reurbishment due to complete Q2 2017

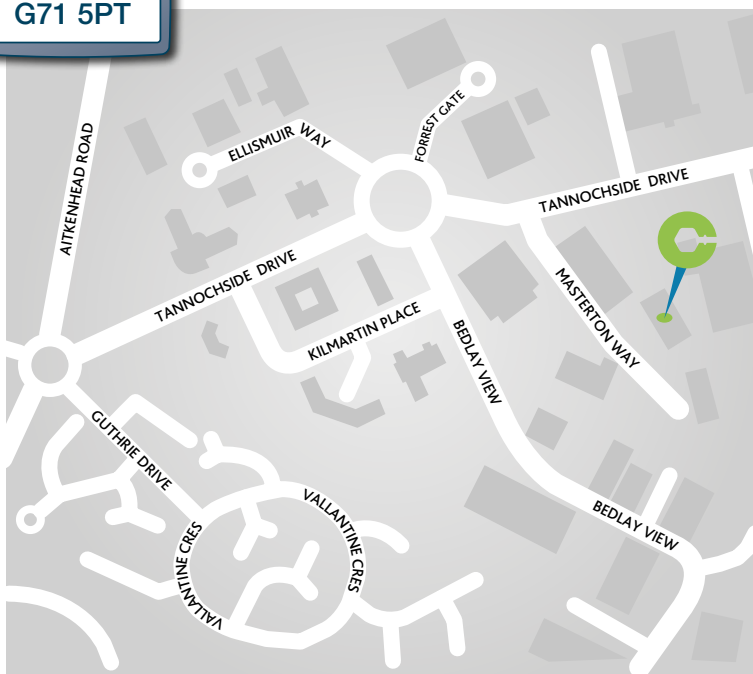


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UNIT 2A TANNOCHSIDE BUSINESS PARK
MASTERTON WAY | UDDINGSTON | G71 5PT

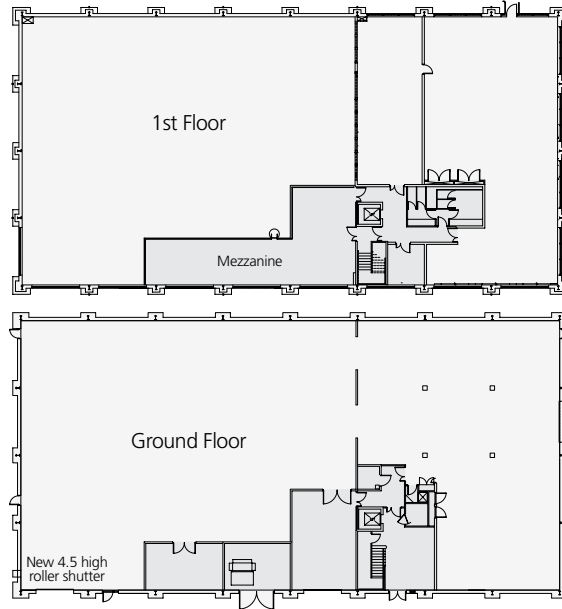


SAT NAV
REFERENCE:
G71 5PT



Proposed accommodation

(all areas are approximate on a GIA basis)



Warehouse	7,847 sq ft	729.01 sq m
Storage	4,750 sq ft	441.35 sq m
First Floor Office	4,750 sq ft	441.35 sq m
TOTAL	17,347 sq ft	1,611.71 sq m

The opportunity

The unit comprises a steel portal frame industrial unit with 7.5 metre eaves, dado height brickwork walls with steel cladding panels and double glazed windows above, underneath a pitched roof which will incorporate 5% roof lights upon completion of the refurbishment.

The warehouse will be accessed via a ground level roller shutter access door of approximately 4.5m in height. The first floor office accommodation includes full carpeting, suspended frame and tiled ceilings, fully raised access floors, male and female toilets. Externally there is a large yard area suitable for HGV access with steel palisade fencing and external flood lighting.

The location

Tannochside Park is an established mixed use estate located approximately 8 miles south east of Glasgow City Centre and provides excellent access to the national motorway network, with both the M74 and M8 within a few minutes' drive. The Ballieston Interchange, the hub of Scotland's motorway network lies within five minutes' drive time. Unit 2A is situated on Masterton Way, just off Tannochside Drive, the main spine road through Tannochside Park.

EPC Rating

EPC (C) 36

Planning use

Classes 4,5 & 6

Terms

The unit is available on a leasehold basis.

Owned by:

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