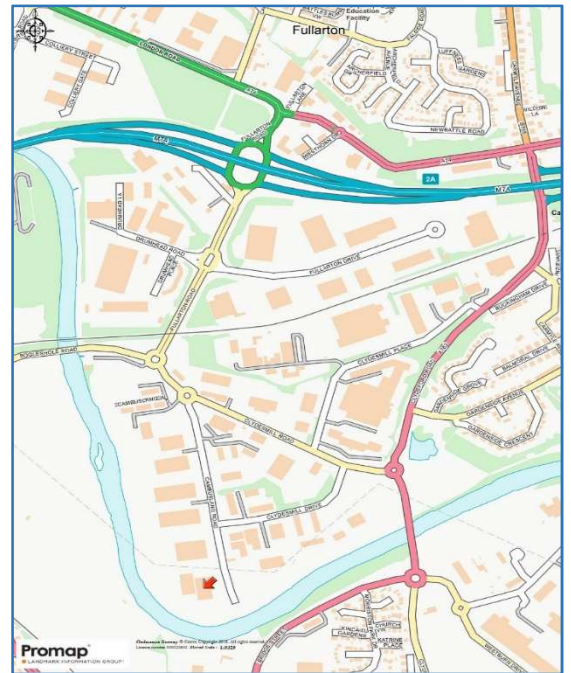




# For Lease

120 Cambuslang Road,  
Cambuslang, Glasgow, G32 8NB

- 29,287 sq ft (2,721 sq m)
- High Quality Warehouse/Production unit
- 2 Storey Offices
- Large Secure Yard
- Parking
- Prime Location close to J2A of M74



## Location

120 Cambuslang Road is located within Gateway Glasgow, one of the premier distribution and business locations within the west of Scotland. The strategic location of the park 5 miles south east of Glasgow City Centre with direct links to the M74 motorway means that occupiers within Gateway Glasgow enjoy unrivalled access to the central Scotland motorway network.

The property is located 0.6 miles south of the Fullarton Road roundabout which connects to the M74 at Junction 2A providing immediate access to the Scottish Motorway Network. The completed M74 motorway extension links Cambuslang to Glasgow city centre and joins the M8 motorway south of the Kensington Bridge, providing direct access to the West and Glasgow International Airport.

Surrounding occupiers include Parcelforce, Encon Insulation, UK Mail, Hydrasun, Royal Mail, Mammoet, CCG, Speedy, Siemens, Scottish Power and DPD.

## Description

The subjects, built in 2007 comprise a modern detached warehouse/production unit of steel portal frame construction incorporating two storey office accommodation to the front of the property. The roof and external elevations of the property are clad with insulated composite panels. The eastern elevation incorporates two electrically operated loading doors - each door is 3.9 m wide by 5.2 m high.

Externally the property benefits from a tarmac car park area with 21 spaces. The whole site area is fully secured by a 2.2m steel palisade fence containing electrically operated security gates. There is a large concrete yard area which is fully flood lit and benefits from external CCTV.

Internally the warehouse benefits from a power floated concrete floor laid in sections with a loading of 50kn per sq m, high bay fluorescent strip lighting and gas fired radiant heaters. The warehouse is single span with no columns, the roof incorporates approximately 10% filon roof lights and there is a steel mezzanine floor with permanent access.

The office accommodation is arranged over ground and first floor. The ground floor facilities include male, female and disabled WC's, cleaner's cupboard and canteen area. The offices benefit from lift access to the first floor, perimeter trunking, electric panel storage heating, suspended ceiling incorporating Cat 2 lighting, concrete floors covered by carpet tiles and double glazed UPVC windows.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we have calculated the Gross Internal Area;

	sq ft	sq m
Warehouse	26,107	2,425.3
Ground Floor (Offices/Canteen)	1,843	171.2
First Floor (Offices)	1,337	124.2
<b>TOTAL (approx.)</b>	<b>29,287</b>	<b>2,720.7</b>

## Rateable Value

We are advised by the local Assessors department that the property has a Rateable Value of NAV/RV £160,000. We therefore estimate rates payable for 2017/18 to be £78,720 pa.

## Tenure

The property is available on the basis of a new standard Full Repairing & Insuring lease for a duration to be agreed.



## Rent

£7.50 per sq ft.

## Entry

On conclusion of legal missives.

## Legal Costs

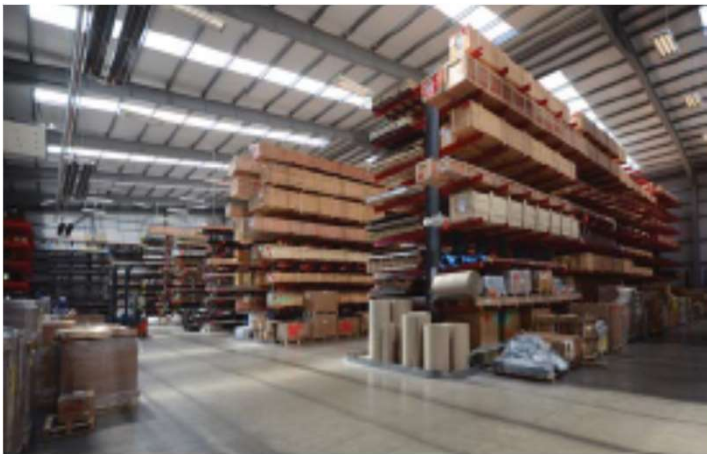
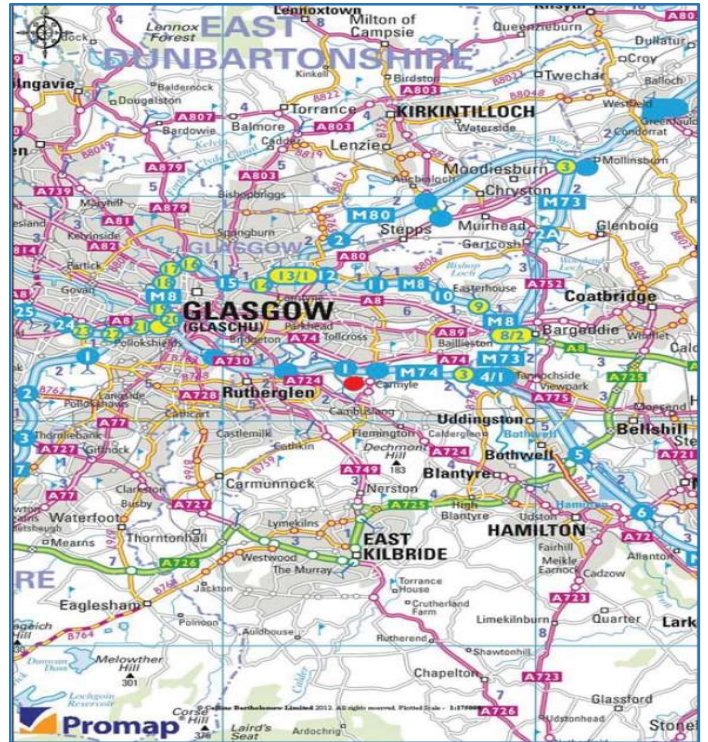
Each party will be responsible for bearing their own legal costs and in the normal manner the ingoing tenant will be responsible for any Stamp Duty Land Tax and registration fees.

## VAT

All prices, premiums, rents, etc. are quoted exclusive of VAT. VAT will be payable.

## EPC Rating

Rating: C



For lease by Expressions of interest

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