

# To Let

**3-5 Cambuslang Way , Glasgow, G32 8ND**

5,058 to 10,149 sq ft

- Standalone Office Pavilion
- Open-plan work space
- Existing Flexible Tenant Fit-out
- Raised Access Flooring



## Location

The property is located to the north side of Cabuslang Investment Park, just minutes off junction 2A of the M74 motorway - which provides links to M80, M8 and beyond. The Baillieston Interchange, the hub of Scotland's motorway network is within 6 miles drive via the M74 and M73 and Glasgow City Centre is circa 15 minutes' drive.

The property benefits from extensive car parking within the surrounding area and is well serviced by public transport links. Both Cambuslang and Carmyle Railway stations are located within walking distance.

## Specifications

- Standalone Office Pavillion
- Raised Access Flooring
- Suspended Ceiling
- Existing Flexible Fit-out
- Opportunity to let single floor
- DDA Compliant
- Shower Facilities

## Accommodation

The property comprises a detached office pavilion of steel framed construction. The building is arranged over two floors, and available on a floor by floor basis.

Floor / Unit	Size	Availability
Ground	5,058 sq ft	Available
1st	5,091 sq ft	Available

## EPC

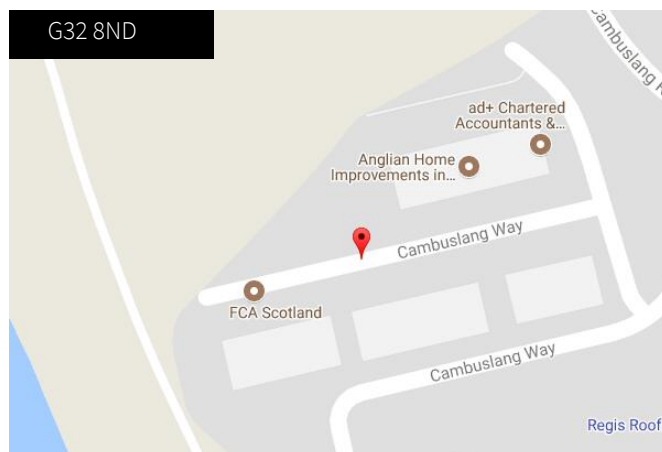
This property has been graded as 39 C.

## Rent

Available on Request

## Business Rates

Rates Payable (2018/2019): £5.70 per sq ft  
(based upon Rateable Value: £121,000 and UBR: 46.6p)



## Contacts

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