



ALLISON • LIGHTBODY • WADDELL
CHARTERED SURVEYORS



**UNIT 17, SOUTH AVENUE,
BLANTYRE INDUSTRIAL ESTATE,
BLANTYRE, G72 0XB**

- Total Gross Internal Area: **576.67sq m (6,204 sq ft)**
- Superb commercial location
- Excellent transport links – proximity to M74, M73 & M8
- Offices fitted to high standard
- Rare purchase opportunity
- Rental: Offers over **£30,000** per annum
- Price: **£275,000**

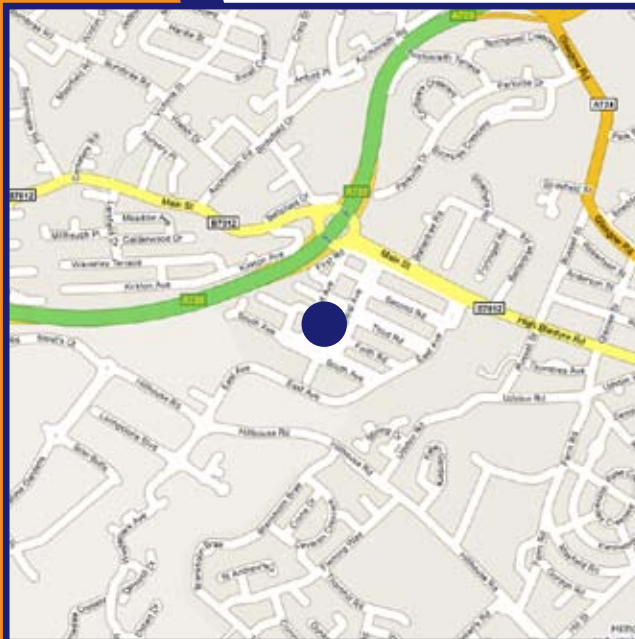
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LOCATION

The subjects are situated on the west side of South Avenue within Blantyre Industrial Estate. The estate is situated close to the boundary of Blantyre and Hamilton immediately adjacent to the East Kilbride Expressway (A725) providing links to the M74, M73 & M8 motorways. Glasgow is situated approximately 12 miles to the west and Edinburgh is situated 40 miles to the east.

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

DESCRIPTION/ACCOMMODATION

The subjects comprise a modern detached industrial/warehouse unit of steel portal frame construction. The lower section of walls has a facing brick outer leaf whilst upper walls and roof covering are of corrugated steel. The subjects have the benefit of on street car parking and a dedicated secured yard area is situated to the side of the subjects. A large roller shutter door is situated on the south elevation of the unit.

Internally, the subjects are arranged to provide main open workshop/storage accommodation. Offices on two levels have been provided to the front of the unit. The offices have been fitted out to a very high standard with suspended acoustic tile ceilings, carpeting and have gas fired wet central heating system incorporating wall mounted radiators. Heating to the main workshop area is provided by means of gas fired warm air blowers and lighting is provided by sodium lamps fixed to purlins.



From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend as follows:

Ground Floor:	548.4 sq m	(5,900 sq ft)
First Floor Offices:	28.27 sq m	(304 sq ft)
Total Gross Internal Area:	576.67 sq m	(6,204 sq ft)

RATING ASSESSMENT

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

Rateable Value: £15,700

LEASE/SALE TERMS

We have been instructed by our clients to seek rental offers in excess of **£30,000** per annum for the benefit of a new lease on a tenant full repairing and insuring basis, incorporating upwards only rent reviews.

Alternatively, our client may be willing to sell the property for a figure of **£275,000**.

VAT

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

LEGAL COSTS

The ingoing 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:

Sandy Lightbody
Allison Lightbody Waddell
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