

TO LET
CELLULAR OFFICES & CAR PARKING
155.61 sq m (1,675 sq ft)



Offices 1-8
Goldie Road
Bothwell Industrial Estate
Uddingston
G71 6PB

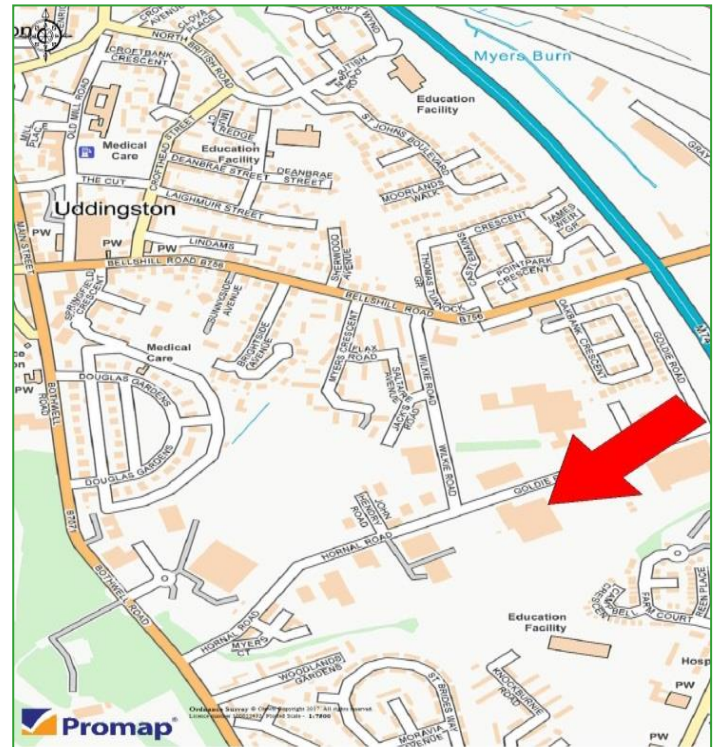
Self contained, modern office space within a popular business location

- **well located with good transport links**
- **partitioned offices**
- **good car-parking provision**
- **free on-street parking to front of property**
- **scope for 100% rates relief under Small Business Bonus Scheme**

24 GOLDIE ROAD BOTHWELL INDUSTRIAL ESTATE UDDINGSTON



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Location

The subjects are situated on Goldie Road, within Bothwell Park Industrial Estate which is located between Uddingston and Bothwell close to the South Lanarkshire/North Lanarkshire border. The estate is adjacent to the M74 motorway that runs from Glasgow, through Lanarkshire and Dumfries and Galloway, to the English border and Carlisle.

There are good transport links which include a main line railway station in Uddingston town centre.

Description

The subject property comprises office and ancillary accommodation, all on a single level within a self contained site which includes a shared car park to the front.

Internally, the 8 offices are set out in a cellular format to provide several rooms of varying sizes. The subjects also include tea prep and staff W.C facilities.

The accommodation benefits from a suspended ceiling throughout with integrated lighting units, painted plaster walls, carpeted floors and electric heating.

Free on-street parking is provided on Goldie Road to the front.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of;

155.61 sq m (1,675 sq ft)

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £20,000.

Rateable Value

The subjects are entered in the Valuation Roll with a total Rateable Value of £11,900. Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC – available upon request.

Viewing

By appointment through sole agents, Gerald Eve LLP

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