

**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



## GERALDEVE



© Crown Copyright 2011. Licence no 100020449. Not to scale



© Crown Copyright 2011. Licence no 100020449. Not to scale

### 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

**Chris Common**  
cccommon@geraldve.com  
Tel. 0141 227 2365

**John Logan**  
jlogan@geraldve.com  
Tel. 0141 227 2378



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued July 2017