



UNIT 6B, FOURTH ROAD, BLOCK 8 TRADING ESTATE, BLANTYRE, G72 0XB

2,500 SQ FT

MID-TERRACED INDUSTRIAL UNIT WITH SECURE YARD

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## Location

Block 8, Third Road commands a prominent position within Blantyre Industrial Estate approximately 12 miles south-east of Glasgow city centre.

The estate sits immediately adjacent to the A725 East Kilbride Expressway which connects with the M74 motorway via Junction 5 approximately one mile north. Access to the M74, M8 and M80 are all found within a short distance via the Raith Interchange.

Neighbouring occupiers within the estate include ZX Measurement Services, Hamilton Gymnastics Club, Cakes by Rebecca, Re:Place Windows and RB Switchgear.

## Description

Mid-terraced industrial / workshop unit with secure yard available for immediate occupation benefitting from;

- Over-clad roof
- Electrically operated panel shutter door with adjacent pedestrian access door
- New LED lighting units
- Male / Female, ambulant WC's
- Kitchen tea prep
- CCTV
- Mains supplies to gas, electricity and water

## Schedule of accommodation

<b>Total GIA</b>	<b>232.26 sqm</b>	<b>2.500 sq ft</b>
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## Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £12,900.

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request.

## Terms

The subjects are available by way of a new full repairing and insuring lease at rental of £15,000 per annum

## Viewing

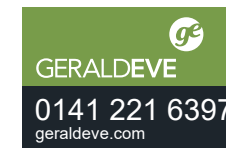
By appointment through the sole agents, Gerald Eve LLP.

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