

To Let

**Unit 1A- Apex, 1A, Bedlay View, Uddingston,
Tannochside Park, Glasgow, G71 5PE**

22,022 sq ft (2,045.91 sq m)

- Excellent communication links
- Superb opportunity
- Recently refurbished
- Generous ceiling heights
- Established industrial location



Location

The property is located on Bedlay View in Tannochside Business Park, with a frontage facing the roadside. The premises benefit from being within close proximity of Bellshill Industrial Estate, a well established prime industrial location. Another key benefit of the premises' location is the great connections with the road network surrounding Glasgow, in particular the M8 and M74.

Description

The internal accommodation of the property comprises of a warehouse space, and office accommodation to the front of the building, with the property extending to a GIA of 2,045.94 sq m (22,022 sq ft). The office provision with the property has been developed out to a high standard and can be offered fully furnished. The warehouse space is finished to a good standard and benefits from an eaves height of 7.58 sq.m and an apex height of 9.89m. The external area comprises a secure yard, which provides generous space for a property of this size. There is one entrance into the yard taken directly from Bedlay View.

Accommodation

Floor/Unit	Description	Size	Availability
Unit	Warehouse	19,610 sq ft	Available
Unit	Office	2,412 sq ft	Available

Accommodation

Warehouse- 19,610 sq ft

Office- 2,412 sq ft

Total- 22,022 sq ft (2,045.94 sq m)

Lease

Our client is offering a assignment or sublease of their leasehold interest, which expires on the 24th April 2026.

VAT

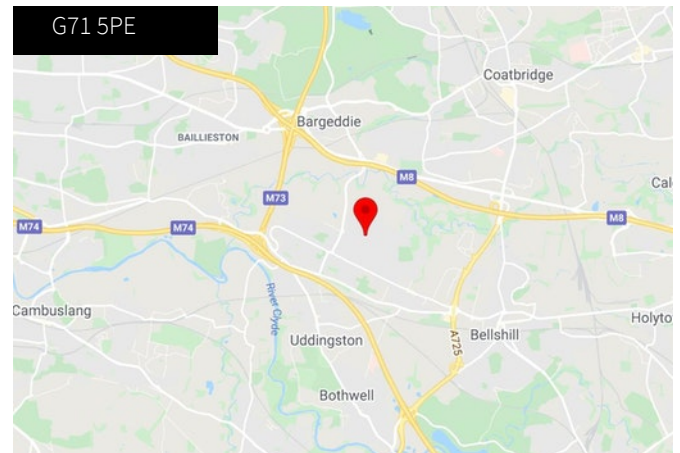
All figures are quoted exclusive of VAT.

EPC

This property has been graded as D (47).

Rent

Rent on Application



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