

## FOR SALE

BLOCK 5 BOTHWELL PARK INDUSTRIAL ESTATE,  
GOLDIE ROAD, UDDINGSTON, GLASGOW, G71 6NZ

- EXCELLENT CONNECTIVITY TO THE M74, M8 AND GLASGOW CITY CENTRE
- APPROXIMATE AREA OF 24,398 SQ FT (2,266.67 SQ M) PLUS A MEZZANINE EXTENDING TO 6,925 SQ FT (643.31 SQ M)
- TOTAL SITE AREA OF 3.73 ACRES
- SITE INCLUDES 1.59 ACRES OF UNDEVELOPED LAND OFFERING DEVELOPMENT POTENTIAL
- OFFERS ARE SOUGHT IN EXCESS OF £1,220,000 EXCLUSIVE FOR OUR CLIENT'S HERITABLE INTEREST

**TRADE COUNTER /  
INDUSTRIAL UNIT  
WITH ADDITIONAL  
DEVELOPMENT LAND**

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## LOCATION

Uddingston is an established industrial location within the central belt of Scotland with Glasgow located approximately 10 miles to the west and Edinburgh 36 miles to the east.

The subjects are prominently located on the corner of Goldie Road and Wilkie Road within Bothwell Park Industrial Estate, which is situated close to the centre of Uddingston. The estate lies adjacent to the M74 motorway with access being provided by either Junction 5 to the south or Junction 4 to the north. The M74 connects to the wider motorway network including the M8 and M73.



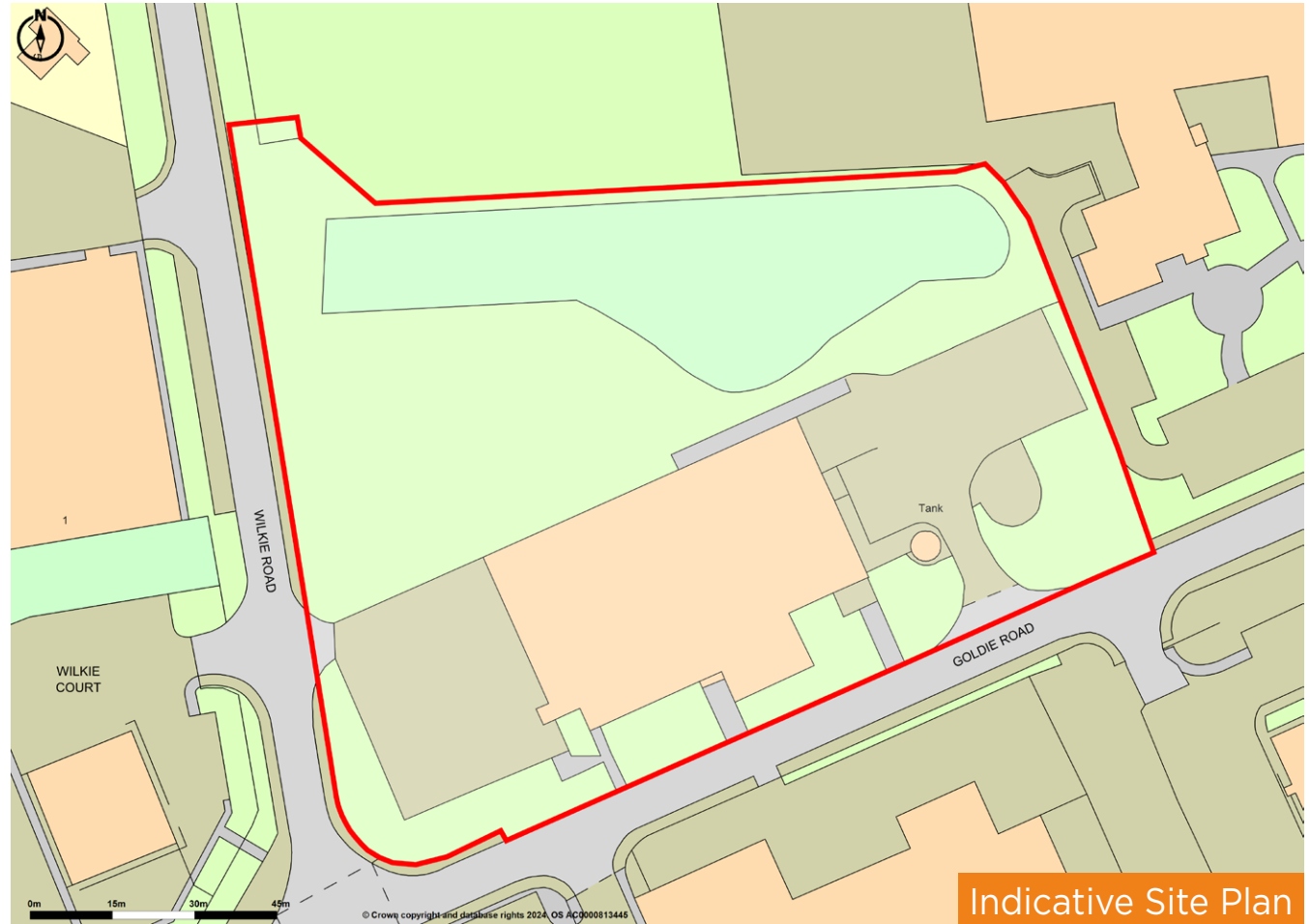
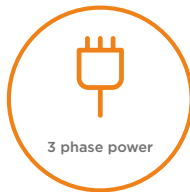
## DESCRIPTION

The property comprises a detached industrial premises with associated car parking and a tarmac yard area. The unit is of steel portal frame construction with brickwork to full or dado height and profile metal cladding externally under a dual pitched profile metal roof.

Internally the property benefits from a mixture of warehouse and trade counter space with an adjoining single storey office block which provides office and amenity accommodation. Vehicular access is provided by means of two level access doors and two dock level loading doors. The unit benefits from an eaves height of 4.20m rising to 6.75m at the apex.

Externally the unit benefits from a tarmac parking area to the east elevation which can accommodate 26 cars and an area of tarmac yard to the west elevation.

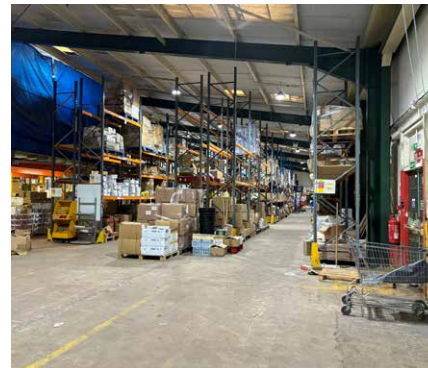
In addition, there is an area to the north of the unit which extends to 1.59 acres and offers future development potential, subject to planning.



## ACCOMMODATION

	SQ M	SQ FT
Warehouse / Trade Counter	1,994.01	21,464
Office / Amenity	272.66	2,935
Mezzanine	643.31	6,925
<b>Total GIA</b>	<b>2,266.67</b>	<b>24,398</b>
Total GIA incl Mezzanine	2,909.99	31,323

Approximate Site Area: 3.73 acres.



## RATEABLE VALUE

The Scottish Assessors Website ([www.saa.gov.uk](http://www.saa.gov.uk)) confirms that, within the Glasgow City Council City Assessor, the subject property has a rateable value of £72,000.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate is available upon request.

## TENURE

Heritable (Scottish equivalent of English freehold).

## VAT

We understand the property is elected for VAT and VAT will be payable on the price.

## LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred.

## ANTI - MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

## PRICE

Offers are sought in excess of **£1,220,000 (One Million Two Hundred and Twenty Thousand Pounds)** exclusive of VAT for our client's Heritable Interest.

## FURTHER INFORMATION

Interested parties are advised to note interest with the selling agents. Viewings are by appointment only. For additional information please contact:

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# Galbraith

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