



TO LET – DETACHED WAREHOUSE / INDUSTRIAL UNIT

12 Baird Avenue, Strutherhill, Larkhall

LOCATION:

Off Baird Avenue within the established Strutherhill Industrial Estate to the south of Larkhall town centre. Larkhall is approximately 15 miles to the south east of Glasgow and Strutherhill is within half a mile of Junction 8, M74 for Glasgow, the south and connections to the national motorway system (M73, M8, M6 etc) The surrounding area provides units of varying sizes and neighbouring and nearby occupiers include McGoldrick Developments, Gilmour Tools, Permag, Nelsons Leather, J&W Carpets, Autoparts.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

A detached warehouse/workshop likely to suit a variety of purposes, part of a small development of 3 similar properties off Baird Avenue.

Enjoying 6.4m/21 ft eaves height, increasing to 7.9m 25ft 11ins at the apex of the roof, a steel, portal framed building with profile sheet cladding, concrete floor and ridged roof incorporating translucent panels for natural daylight to supplement the suspended lighting. Predominantly open plan, a small block has been formed on the front wall to provide two offices, kitchen and male and female toilets. Gas central heating operates through radiators in the office block whilst there is a warm air blower and down fans installed in the workshop/warehouse. An alarm is installed and the windows are protected by electric roller shutter doors 5.77m high, 2 to the front elevation and 1 to the rear, and separate personnel door at the front, again with a roller shutter.

The landlord is prepared to leave the existing racking in place should it be of use to a tenant.

Enclosed, exclusive parking is provided to the front and there is a small storage area yard to the rear.



AREA:

440.38 sq m / 4740 sq ft or thereby gross internal area.

RATEABLE VALUE: £28,500

ENERGY RATING: E

RENT, LEASE DETAILS, ETC:

RENTAL OFFERS OF £23,500 per annum are invited exclusive of VAT and local rates (we understand that the landlord does not currently charge VAT on the rent).

A new standard, commercial, full repairing and insuring lease is sought for a negotiable duration incorporating regular rent reviews.

In the first instance all offers should be submitted to Mr Cameron of this office

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: I190 Prepared Jan 2019

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