



FOR SALE (MAY LEASE) DETACHED INDUSTRIAL UNIT ON EXTENSIVE SITE

11, Middleton Avenue, Strutherhill, Larkhall, ML9 2TL

LOCATION:

On Middleton 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 Rosti, Henderson Thomas Associates, The Pet Crematorium, DFDS, Scott Building Services.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

An extended, detached single storey workshop in a generous site of approximately 0.497 Hectares / 1.23 acres (subject to confirmation from the titles).

Of steel portal framed construction clad in profile metal sheeting, gas heating operates throughout, through radiators in the offices and by hot air blowers in the workshop.

Offices and ancillary accommodation are provided to the front and consists of reception/general office with private office off, boardroom, second private office, open plan drawing/estimators office, canteen, locker room, works toilets and male and female office toilets. With an eaves height of approximately 3.9 m, the workshop is predominantly open plan and vehicular access is provided by a roller shutter from the yard.

The generous site is roughly level and provides extensive parking together with considerable undeveloped areas, permitting future expansion of building or yard.



AREA:

1095.5 sq m / 11,792 sq ft or thereby gross internal area.

RATEABLE VALUE: £39,000

ENERGY RATING: D

PRICE, RENT, LEASE DETAILS, ETC:

OFFERS OVER £495,000 are invited exclusive of VAT

Alternatively, a lease may be considered for a negotiable period on standard, commercial, full repairing and insuring terms at **RENTAL OFFERS OVER £50,000** per annum exclusive of VAT and local rates.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.



REF: I195 Prepared November 2020

NOTICE

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