



MODERN INDUSTRIAL UNIT – TO LEASE

Unit 3, 12 Bairds Crescent, Allanshaw Industrial Estate, Hamilton ML3 9FD

LOCATION:

Within a new development on Bairds Crescent, part of the popular and busy Allanshaw Industrial Estate off Wellhall Road to the west of Hamilton town centre. The local road network offers access throughout Hamilton and direct access to the M74 at Junctions 5 & 6 for Glasgow, the south and the national motorway network (M73, M8 etc). Hamilton West railway station is also nearby, off Clydesdale Street. Neighbouring occupiers include Allanshaw MOT centre, 1st Class Alloys, Alex Baird & Sons Dairy whilst Leckie Plant, MGM Timber, DSV and RF Brown are also located on the estate.

HAMILTON OFFICE:

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

CONTACT US

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www.wbcs.co.uk

DESCRIPTION:

An end terraced unit in a terrace of 3 forming part of a small development of 6 units off Bairds Crescent.

Of steel portal frame construction clad with insulated, profile sheeting and a breeze block mutual gable, the floor is concrete and access is by 3.6 m wide x 3.6 m high electric roller shutter and separate personnel door. A toilet is provided in the front right hand corner of the unit and a previous tenant has built a single storey office although the landlord would have no objection to this being removed. 3 phase electricity is installed.

Parking is available immediately to the front of the unit.

AREA:

133.35 sq m/1435 sq ft or thereby gross internal area.

RATEABLE VALUE: £5,700

To qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme and prospective tenants should satisfy themselves on this aspect.



ENERGY RATING:

Awaiting EPC

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring for the development. On this basis **RENTAL OFFERS OF £10,323 per annum** are invited (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: I197 Prepared September 2021

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