



## TO LEASE 2 MODERN INDUSTRIAL UNITS

Units 2 & 6, 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 J&A Utilities, Allanshaw MOT centre, 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

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

2 x terraced units, each in a terrace of 3 in a small development of 6 units off Bairds Crescent.

Steel portal frame construction clad with insulated, profile sheeting and breeze block mutual gables, the floors are concrete and access is by 3.6m wide x 3.6m high electric roller shutters and separate personnel doors. Each unit has a toilet and small office. 3 phase electricity is installed.

Parking is available immediately to the front of the unit.

## AREAS:

Unit 2 – 130.34 sqm/1403 sqft;

Unit 6 – 125.25 sqm/1384 sqft or thereby gross internal area.

## RATEABLE VALUE:

Unit 2 - £5,700; Unit 6 - £6,200

To qualifying occupiers, 100% rates relief may be available under the Small Business Bonus Relief Scheme and prospective tenants should satisfy themselves in this connection.



## ENERGY RATING:

Awaiting EPC

## RENT, LEASE DETAILS ETC:

New leases are sought on standard, commercial, full repairing and insuring terms for the development at **RENTAL OFFERS OVER £10,323** per annum (exclusive of VAT and local rates) **PER UNIT**

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

## VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



**REF: I199 Prepared May 2022**

## NOTICE

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