

FOR SALE/TO LET
85 FULLARTON DRIVE
CAMBUSLANG
GLASGOW G32 8FE

HIGH QUALITY WAREHOUSE WITH OFFICES & SUBSTANTIAL YARD
61,184 sq ft (5,684 sq m) on a site of 5.07 acres (2.05 ha)

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- ▶ HIGHLY VISIBLE POSITION FRONTING M74 MOTORWAY
 - ▶ PRIME INDUSTRIAL/DISTRIBUTION LOCATION AT 4 WAY JUNCTION 2A OF M74
 - ▶ FAST & EASY ACCESS TO M73, M77 & M8 MOTORWAYS
 - ▶ RARE OPPORTUNITY TO BUY HIGH QUALITY MODERN WAREHOUSE/HQ STYLE BUILDING

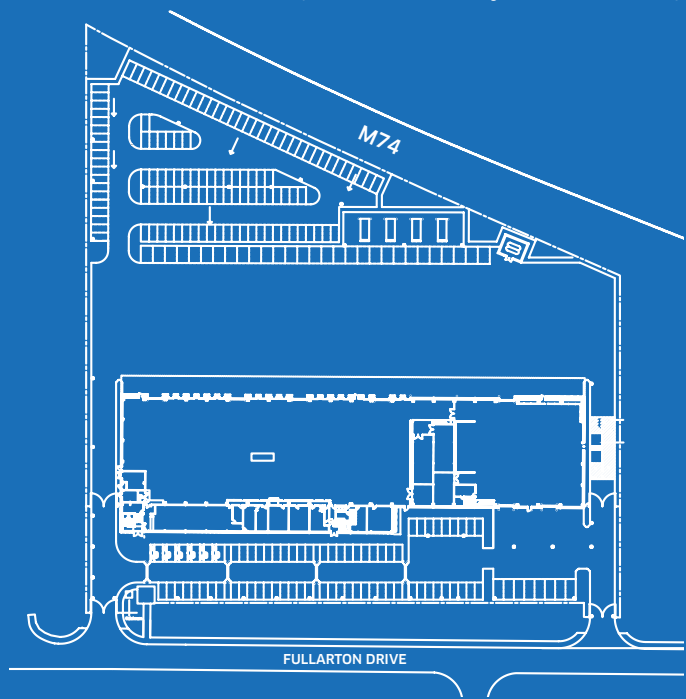


OCCUPIERS

1. Scottish Power
2. Spicers
3. CCG
4. Robert Wiseman Dairies
5. Walker Precision Engineering
6. Royal Mail
7. BSS Scotmail
8. Office Team
9. DPD
10. Newsquest
11. B&Q
12. Albion Chemicals
13. Minster
14. Batleys
15. Biffa
16. Cleveland Cable Company
17. Yaffy
18. CCG
19. UK Mail
20. City Link
21. Encon
22. Parcelforce
23. Tata Steel

SITE PLAN

(Illustrative only - not to scale)



LOCATION

Cambuslang Investment Park occupies a strategic location approximately 5 miles south east of Glasgow City Centre and lying immediately adjacent to the 4-way Junction 2A of the M74 motorway which has recently been extended to provide easy access to the city centre and Glasgow International Airport.

The subjects are located on Fullarton Drive, occupying a highly prominent position, fronting the M74 motorway. Direct motorway links are also afforded to the M73, M77 and M8 motorways. The exact location of the building is shown on the above aerial photograph.

Nearby industrial occupiers providing testament to the area's prime location include; Royal Mail, DPD/Geopost, SP Energy Networks (Scottish Power), Newsquest, Office Team, Spicers, Parcelforce, DHL, B&Q, Citylink, UK Mail, Robert Wiseman Dairies and Encon Insulation. Nearby amenities include a Premier Inn hotel, Brewers Fayre and various fast food outlets.





DESCRIPTION

The property comprises a detached modern high quality industrial warehouse of steel portal frame construction, constructed in 2001 and comprising; main warehouse, 2 storey offices, canopy, yard and parking areas, all within a secure site and benefitting from the following salient features:

WAREHOUSE

- > Profile metal cladding to walls & roof
- > 6.5m eaves height
- > Painted concrete floor
- > 37.5 kN/m² floor loading
- > 250KVA electrical supply
- > Ground level loading doors (7 no. HGV & 16 no. van doors)
- > Fluorescent lighting
- > Gas fired ambi-rad heating
- > Translucent rooflights
- > WCs
- > CCTV
- > Mezzanine area
- > Canopy

OFFICES / WELFARE FACILITIES

- > 2 Storey with high quality finishes
- > Comprising; attractive glazed entrance foyer, mix of open plan and cellular offices, conference/training rooms, canteen (on both floors), WC, shower room and comms room
- > Passenger lift
- > Raised access floors
- > Carpet tiled floor coverings
- > Painted and papered walls
- > Suspended tile ceilings with Cat 2 lighting inset
- > Wall mounted radiators
- > Air con
- > Double glazed aluminium framed windows

Externally the substantial site allows full 360° circulation with a "One-way" system in operation. The site is secured by palisade fencing and benefits from the following:

- > Concrete surfaced yard to the front & rear
- > Car parking to the front & rear
- > Security barrier entrance & exit
- > "Back up" generator power supply
- > Lighting & CCTV throughout

FLOOR AREAS

We understand that the facility extends to the following approximate Gross Internal Areas:-

Warehouse	44,625 sq ft	(4,146 sq m)
GF Offices	6,226 sq ft	(578 sq m)
1st Floor Offices	6,667 sq ft	(619 sq m)
Mezzanine	3,666 sq ft	(341 sq m)
TOTAL	61,184 sq ft	(5,684 sq m)
Canopy	8,449 sq ft	(785 sq m)

All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition) and are stated as Gross Internal Areas.

We calculate the total site extends to approximately 5.07 acres (2.05 ha).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £330,000.

LEGAL COSTS

Each Party will be responsible for their own legal costs, with the ingoing occupier liable for any Stamp Duty Land Tax and Registration Fees.

PRICE/RENT

On application to the sole agents, Colliers International.

VAT

All figures are quoted exclusive of VAT which will be chargeable.



CONTACT

Viewing is strictly by prior appointment with Colliers International, through:

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