



TO LET // MAY SELL
WAREHOUSE UNIT WITH OFFICE
EVANTON DRIVE
THORNLIBANK // G46 8HL



M77

J3

ARW TRANSFORMERS

PLUMB CENTRE

STAR REFRIGERATION

KELVIN STEELS

FIVE STAR FITNESS

SPIERSBRIDGE AVE

NITSHILL ROAD A726

EVANTON DRIVE

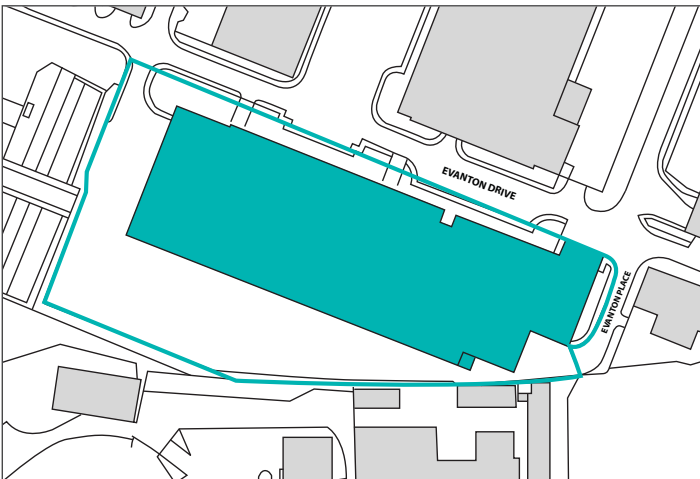
TO LET // MAY SELL WAREHOUSE UNIT WITH OFFICE EVANTON DRIVE THORNLIBANK // G46 8HL

The subject property is located on Evanton Drive, Thornliebank Industrial Estate, which is situated approximately 6 miles west of Glasgow City Centre. The estate benefits from excellent road links via Junction 3 of the M77, leading to Glasgow City Centre and to the M8, M74 and M80 motorway systems.

The estate fronts the Paisley to East Kilbride trunk road (A726) and is an established industrial estate within the Glasgow area.

// Description

- // 93,672 sq ft on 3.95 acres
- // Dock loading available
- // Substantial yard area
- // 5 tonne travelling crane internally
- // Eaves height of 6.8m - 11.2m at apex
- // Refurbished offices
- // Recently re-roofed



// Accommodation

The subject property has the following dimensions and areas:

Offices	Ground Floor	813.62 sq m	8,758 sq ft
	First Floor	813.62 sq m	8,758 sq ft
Warehouse		7,074.89 sq m	76,156 sq ft
Total		8,702.13 sq m	93,672 sq ft
Yard Area		1.44 acres	0.9 hectares
Total Site Area		3.95 acres	1.6 hectares

// Rateable Value

We have been verbally advised by the local assessors department that the subjects have a Rateable Value of £300,000.

// Lease Terms

The premises are available on full repairing and insuring terms for a period to be agreed. Flexible leases will be considered.

// Sale Price

Alternatively our clients may look at an outright sale of their interest at a price to be agreed.



// Viewing and Further Information

By arrangement with the joint agents:

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