# Clydesmill Industrial Estate

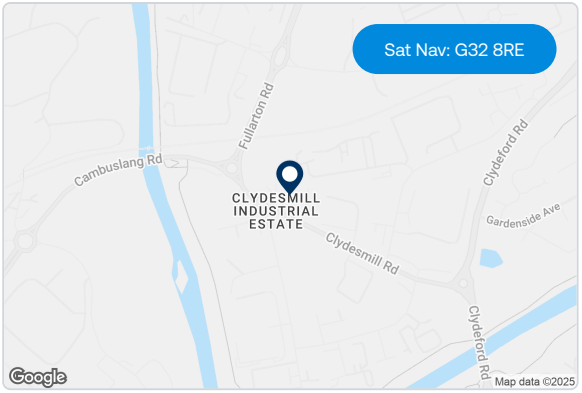
## Cambuslang, Glasgow, G32 8RE

## Warehouse | 2,121 - 4,479 ft²

- On-site parking
- Close to the M74
- Office space
- LED lighting








## Description

These modern light industrial/warehouse units form part of a well-established multi-let estate. Featuring electrically operated roller shutter doors that open onto a spacious communal yard with ample parking.

Internally, the units offer open-plan warehouse space with integrated office areas, enhanced by translucent roof panels that provide excellent natural daylight. The units benefit from eaves height of 4 metres, rising to 5 metres at the pitch, and is fitted with energy-efficient LED lighting. Additional amenities include separate male and female WC facilities, along with mains connections to water and three-phase electricity.

## Location

The properties are prominently situated at the entrance to Clydesmill Industrial Estate, just 6 miles east of Glasgow City Centre. This strategic location offers excellent connectivity, with immediate access to the Scottish Motorway Network via Junction 2A of the M74. The M74 also links conveniently with the M73 and M8, providing seamless travel across the region. Public transport options are readily available, with Carmyle and Cambuslang railway stations both within a 10-minute walk. The estate is home to a range of established occupiers including Edmundson Electrical, CCG, Domino's, Yaffy, and Hydrosun, contributing to a vibrant and well-supported business environment.

## Further information

**EPC**
BLANK

**Rent**
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**
Available on new full repairing and insuring leases.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Mileway

**Andrew Millar**
scotland@mileway.com
0141 846 0480

G·M·BROWN
0141 212 0059
WWW.GMBROWN.CO.UK

**Gregor Brown**
gb@gmbrown.co.uk
0141 212 0059




## Accommodation:

Unit 104 prices are valid for 2026

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) | Reduced Rent (£) | EPC |
|---|---|---|---|---|---|---|
| 104 | Warehouse | 4,479 | Immediately | 2,800 | 2,053 | G |
| 212 - 213 | Warehouse | 2,121 | Under offer | 1,591 | | A, |
| Total | | 6,600 | | | | |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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