

TO LET



WHISTLEBERRY PARK

WHISTLEBERRY INDUSTRIAL ESTATE | HAMILTON | ML3 0ED

REFURBISHED MODERN INDUSTRIAL UNITS
SIZES RANGE FROM 2,042 SQ FT TO 3,089 SQ FT



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LOCATION

Whistleberry Park is located within Whistleberry Industrial Estate, an established and popular industrial location, within the South Lanarkshire Town of Blantyre. Blantyre has a resident population of circa 17,705 and a wider catchment area of circa 313,800 persons. Blantyre is located immediately to the West of the town of Hamilton, which serves as the major services and administrative centre for South Lanarkshire, some 8 miles to the South East of Glasgow City Centre.

Whistleberry Park benefits from an excellent communications network being close to the A725 East Kilbride Expressway providing immediate access to Scotland's motorway network, including the M8 to Glasgow and Edinburgh (42 miles) and the M74 to Carlisle (85 miles) and then South into England. Both Glasgow and Edinburgh International Airports are within a 45 minute drive and the Eurocentral Rail Freight Terminal is only 6 miles away.

DESCRIPTION

Whistleberry Industrial Estate comprises 8 industrial units totalling 20,537 sq ft arranged around three terraced blocks and a central communal yard area.

These modern units range from 2,042 sq ft to 3,089 sq ft and are of steel frame construction with profile metal clad elevations and roofs incorporating translucent panels.

The units also benefit from excellent car parking provisions and ample circulation space via the communal yard area, with units 4 & 5 having also recently undergone a full refurbishment.

SPECIFICATION

Each unit benefits from:

- An attractive workshop/industrial space along with office accommodation
- Loading bay
- Dedicated car parking
- Roller shutter doors
- 3 phase electricity
- 4m clear eaves height
- Staff welfare/wc facilities

EPC

Copies of the EPC certificates can be made available upon request.



TERMS

The units are offered on flexible lease terms for a negotiable period at competitive market rates.

Further information on terms, rent and service charge are available upon request from the letting agents.

All figures are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewings are by appointment only and via the joint letting agents.



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