PRIVATE AND CONFIDENTIAL

STAFF UNAWARE – DUE TO RELOCATION

- Prominent unit within excellent long established retailing location
- Refurbished unit flexible sizes available with ample car parking
- Wide range of adjacent occupiers including B&M, Currys/PC World, ScS, Harveys, Carpetright, Oak Furniture Land, Dunelm and Wren Kitchens
- Excellent motorway links to greater Glasgow area

csp CURSON SOWERBY WITH STAUNTON WHITEMAN

TO LET - BIRKENSHAW TRADING ESTATE, UDDINGSTON

NEW UNITS OF 3,800 SQ.FT TO 27,300 SQ.FT

Coates & Co
Property Consultants and Chartered Surveyors
0131 225 8181
www.coatesandco.net

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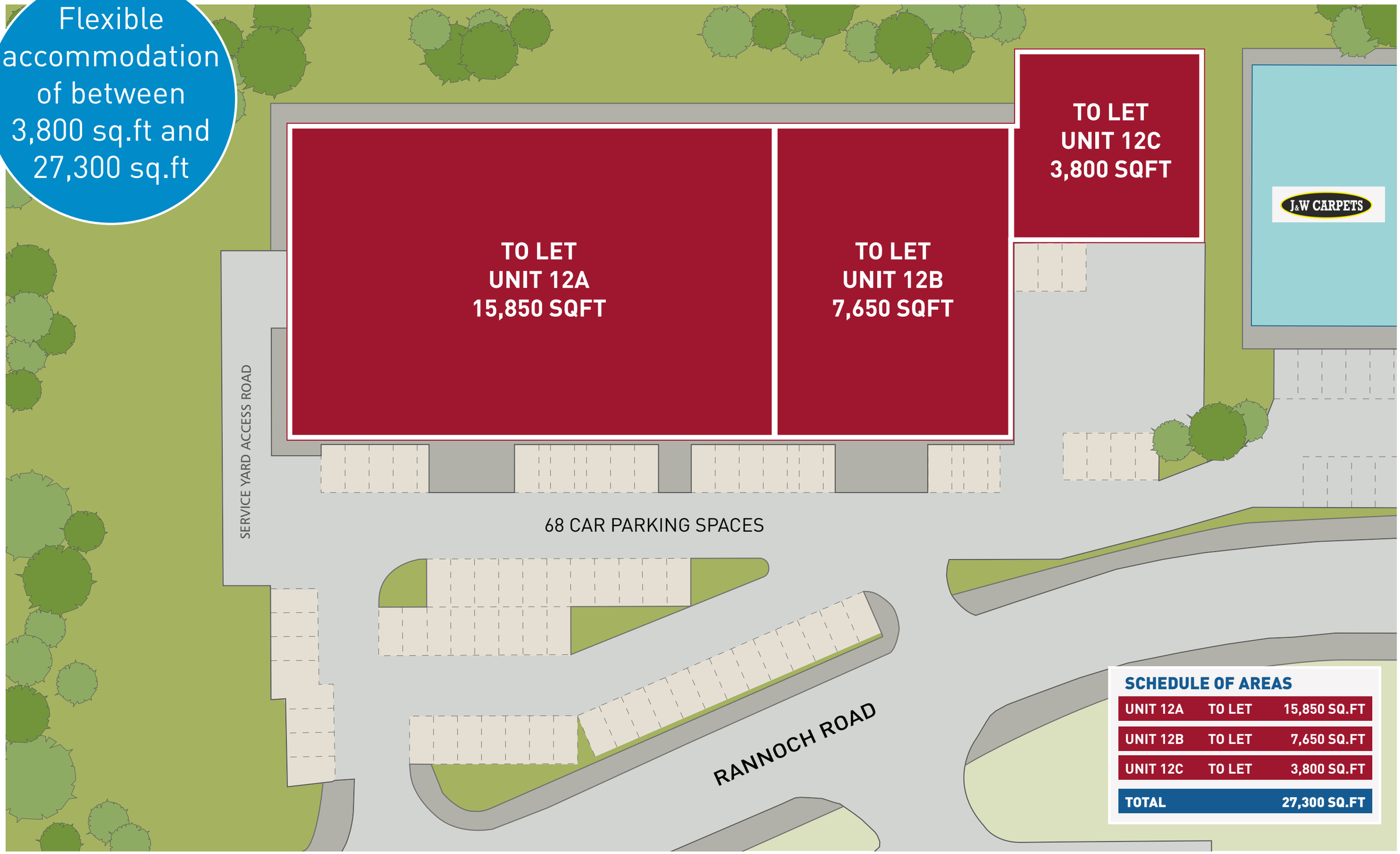
Flexible accommodation of between 3,800 sq.ft and 27,300 sq.ft



SCHEDULE OF AREAS

UNIT 12A	TO LET	15,850 SQ.FT
UNIT 12B	TO LET	7,650 SQ.FT
UNIT 12C	TO LET	3,800 SQ.FT
TOTAL		27,300 SQ.FT

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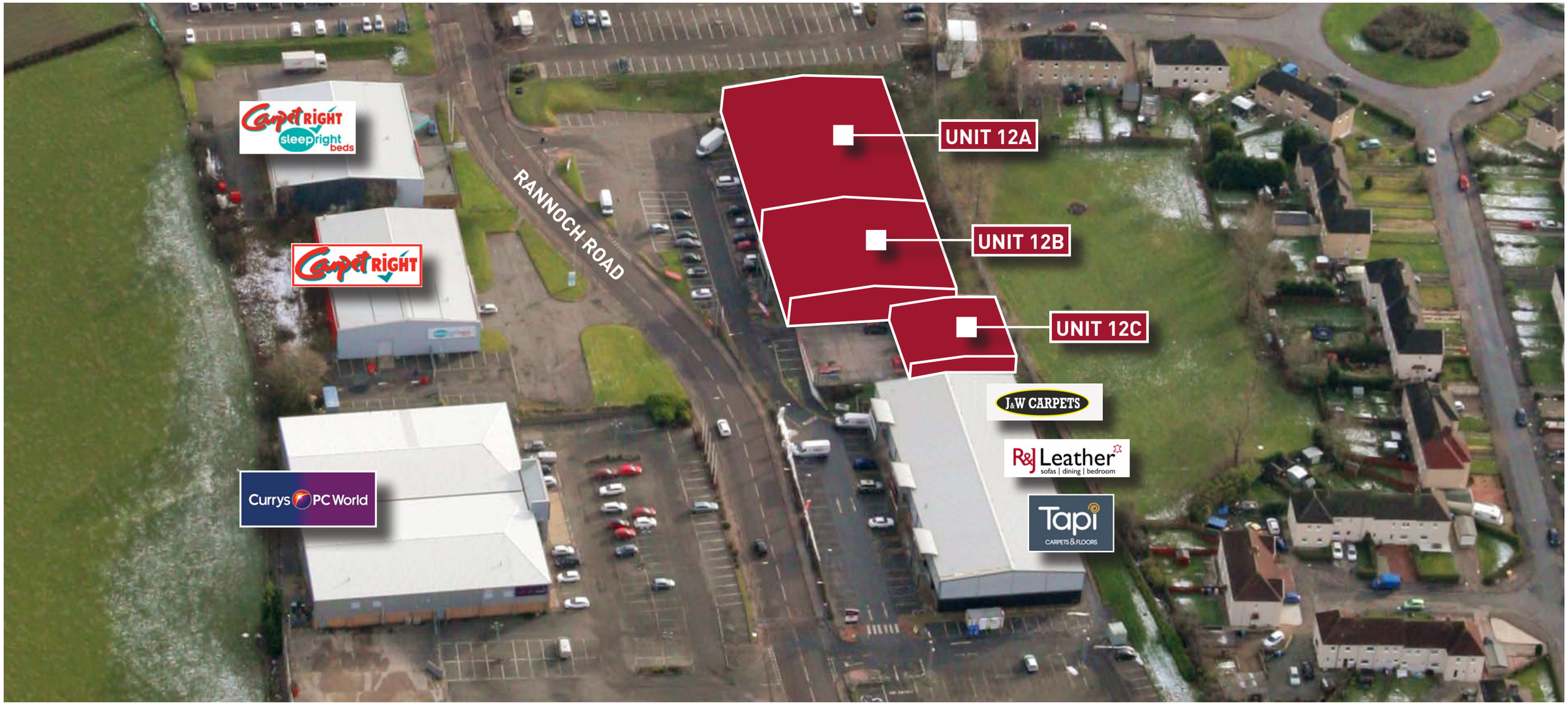

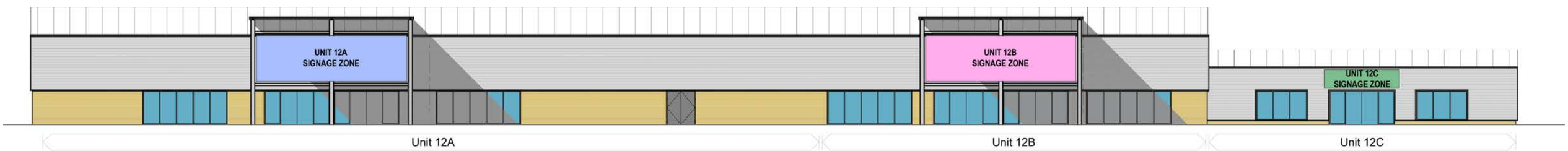

Proposed North Elevation

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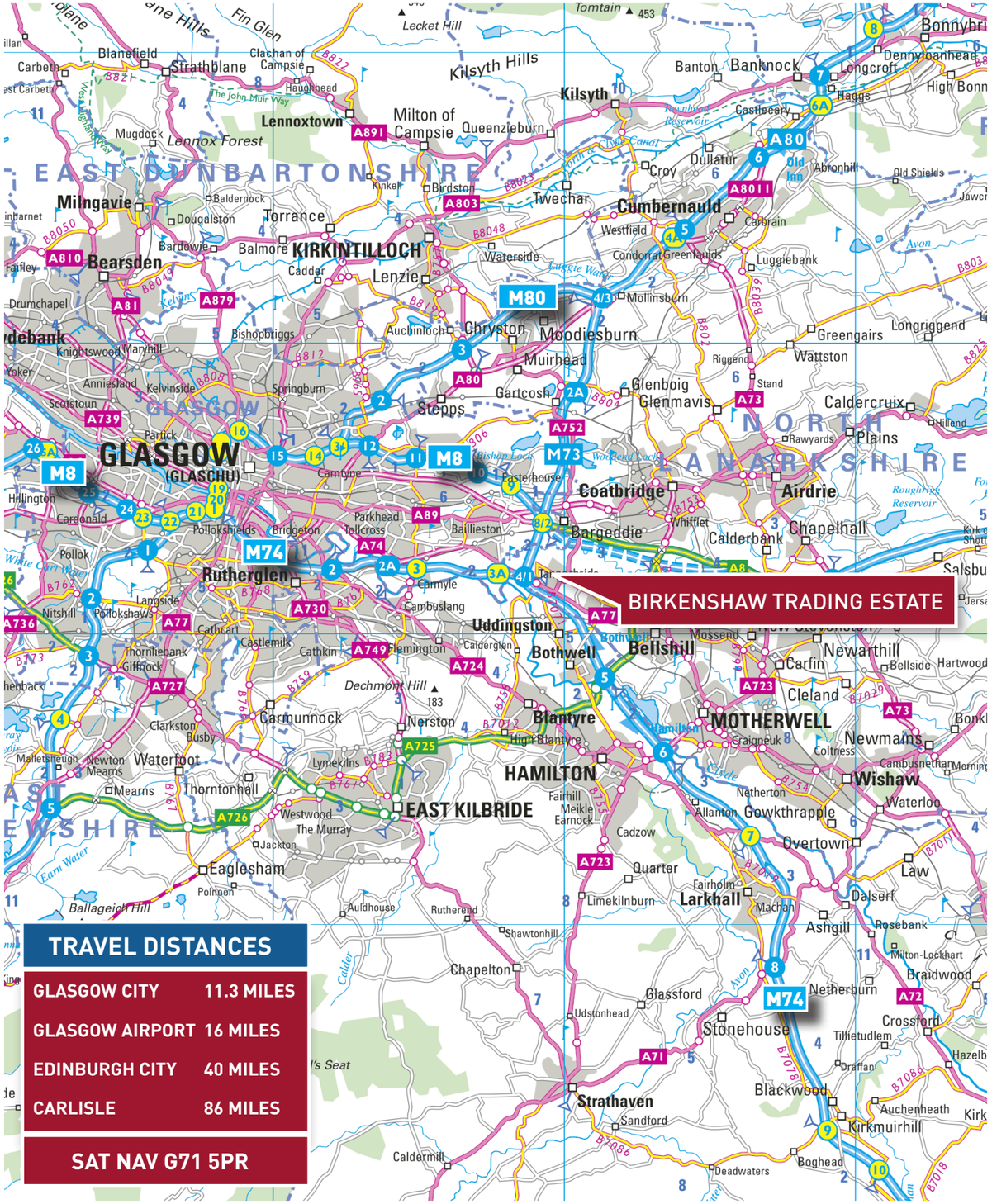

TRAVEL DISTANCES	
GLASGOW CITY	11.3 MILES
GLASGOW AIRPORT	16 MILES
EDINBURGH CITY	40 MILES
CARLISLE	86 MILES

SAT NAV G71 5PR

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LOCATION

The subjects are located within Birkenshaw Trading Estate, approximately 8 miles east of Glasgow City Centre and 1.5 miles north of Uddingston town centre. The Trading Estate has the benefit of excellent communication links with the M8 and M73/M74 motorways with easy access to the wider Glasgow conurbation and Lanarkshire.

Occupiers within the Park include Sterling Furniture, SCS, Currys/PC World, Sleepright, Carpetright, Pagazzi, B&M, Poundstretcher, Dunelm, Harveys, Dreams, Archers Sleep Centre, J&W Carpets, R&J Leather, Bensons for Beds, Tapi Carpets and Harry Corry.

DESCRIPTION

The subjects occupy a prominent location within Birkenshaw Trading Estate and are currently let as a single unit. The unit can be subdivided providing flexible accommodation of between 3,800 sq.ft and 27,300 sq.ft.

PLANNING

The planning consent allows for Class 1 (retail) as outlined within the Town & Country Planning (Use Classes) (Scotland) Order 1997 for the sale of bulky goods.

Planning consent may be amended to include additonal uses, subject to consent being obtained.

TIMESCALES FOR ENTRY

Please contact the letting agent for further information.

LEASE

The subjects are available on the basis of a new Full Repairing and Insuring lease for a term to be agreed.

RENTAL

On application.

ENERGY PERFORMANCE RATING

EPC Rating = t.b.c

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/ purchaser being responsible for any LBTT, recording dues and VAT as applicable.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole marketing agent:

Coates & Co
Property Consultants and Chartered Surveyors

0131 225 8181
www.coatesandco.net

Coates & Co
37 ONE
37 George Street
Edinburgh
EH2 2HN

Mark Dawson
0131 225 6001
mark@coatesandco.net

0161 819 1220

csp
CURSON SOWERBY PARTNERS LLP

Curson Sowerby Partners
23 King Street
Manchester
M2 6AN

Craig Hudson
0161 819 1220
craig@cspretail.com

TO LET - BIRKENSHAW TRADING ESTATE, UDDINGSTON

NEW UNITS OF 3,800 SQ.FT TO 27,300 SQ.FT

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MARCH 2017