

# TO LET

## Modern Office Suite

NIA: 360.45 SQM (3,880 SQFT)

Located Within An Established  
Industrial Location

Excellent Connectivity To M74 And  
M8 Motorway Network

Benefits From 27 Car Parking  
Spaces

Rental: OIEO: £32,000 per annum



CLICK HERE FOR VIRTUAL TOUR!



Outline for indicative  
purposes only

## UNIT 2 ASHLEY DRIVE, BOTHWELL, GLASGOW, G71 8BS

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## Location

UNIT 2, ASHLEY DRIVE, BOTHWELL, GLASGOW, G71 8BS



The subjects are located in Bothwell, approximately 11 miles southeast of Glasgow City Centre, within the South Lanarkshire council district.

Bothwell benefits from strong transport links with the M74 motorway providing direct access into Glasgow City Centre as well as southwards towards England. Blantyre Railway Station, situated approximately 2 miles from the subject property, provides frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent pitch on Ashley Drive, regarded as the premier industrial located within Bothwell. The surrounding area consists primarily of industrial occupiers including MEP Hire Glasgow, Molson Scotland, The Builders Supply Company Limited, Bullet Express and 911 Recovery.



[CLICK HERE FOR LOCATION](#)



# Description

UNIT 2, ASHLEY DRIVE, BOTHWELL, GLASGOW, G71 8BS



The subjects comprise of a high-quality, self-contained office pavillion spanning across ground and first floors. The suite benefits from steel portal frame construction with a pitched, profile metal clad roof. Vehicular access to the site is provided via a secure steel gate from Ashley Drive, with access to the property provided via a dedicated pedestrian entrance.

Internally, the subjects comprise of multiple spacious rooms benefitting from carpet floor coverings and a suspended tiled ceiling with fluorescent LED lighting throughout. The property also benefits from W/C facilities on both floors and a large kitchen/prep area on the ground floor.

A large car park located to the front of the premises, offers 24 car parking spaces along with a further 3 spaces designated for disabled use.

## ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	169.30	1,822
First Floor	191.15	2,058
<b>TOTAL</b>	<b>360.45</b>	<b>3,880</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).







## RENT

Our client is seeking offers in excess of £32,000 per annum on the basis of a full repairing and insuring lease.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## RATEABLE VALUE

The subjects will require reassessment by the Local Rating Department. The rate poundage for 2024/2025 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

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



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: May 2025.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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