

Clydesmill Industrial Estate

Cambuslang, Glasgow, G32 8RE

Warehouse | 3,212 - 4,479 ft²



Communal yard / parking



Immediate M74 access



Office accommodation



LED lighting

Available to Let

LastMileFirst | mileway.com



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.

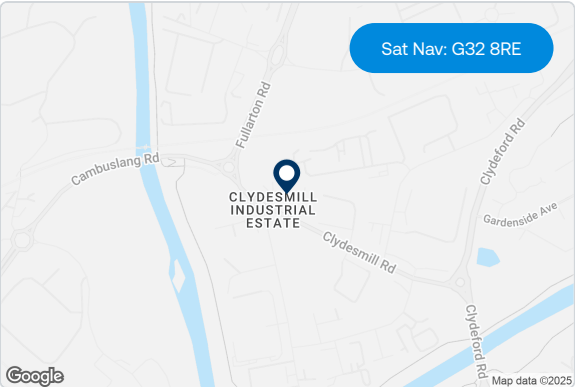
Further information

EPC
Unit 100: D,
Unit 104 G

Rent
Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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.



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.



Accommodation:

Prices are valid for 2026

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
100	Warehouse	3,212	Immediately	2,275	1,472	D
104	Warehouse	4,479	Immediately	2,800	2,053	G
Total		7,691				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

[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

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway