

Yard at 40 Bridge Street

CAMBUSLANG, GLASGOW, G72 7EA

To Let - Open Storage / Light Warehouse
0.90 Acre Site with 1,745 sq ft Warehouse



savills



KEY HIGHLIGHTS

- 5.30m Eaves
- 3-Phase Power Supply
- LED Lighting
- Fully secured site
- 2x Electric Roller Shutter Doors
- Portacabin Toilet Block

LOCATION

The subjects are located within the Cambuslang area of Glasgow, one of Glasgow's top industrial locations with several notable occupiers located nearby.

Access to the subjects is located off Bridge Street, with Junctions 2A and 3 of the M74 both less than 1.5 miles away from the entrance, providing strong road access to the Central Belt and further afield. Bridge Street acts as a principle route from the motorway in to the Cambuslang town centre. The property sits adjacent to Bridge Street Park & Ride, which in turn provides access to Cambuslang Train station.

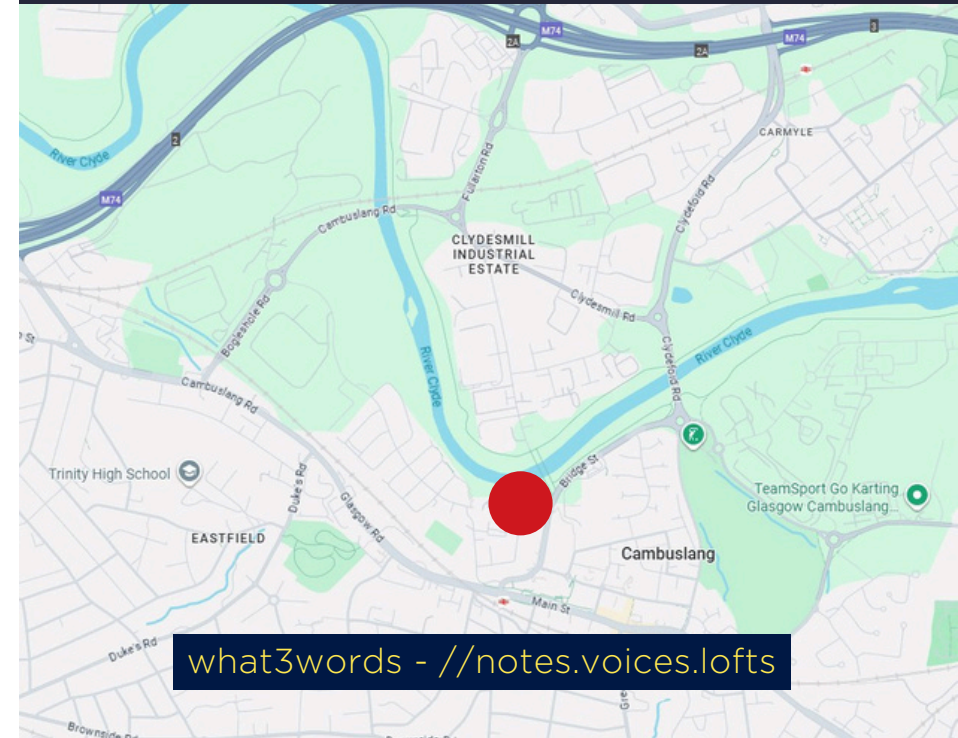
Occupiers within the nearby vicinity include Bestway Wholesale, DHL and Parcelforce.

DESCRIPTION

The subject comprises a large, levelled, secure open storage facility. In addition, the property also benefits from a light industrial warehouse.

Recently refurbished, the warehouse has recently been re-roofed and reclad. In addition, it benefits from 2x electric roller shutter doors, 5.30m eaves, LED Lighting and 3-Phase power. Adjacent to the warehouse lies a portacabin block which provides WC facilities.

Externally, the site is accessed via a shared road which in turn provides access via secure double gates into the subjects. Immediately outside the warehouse, a new concrete yard has been installed in part. The remainder of the site is comprised of a compacted hardstanding area. The entire site has had extensive drainage works installed underground.





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Designed and produced by Savills Marketing: 020 7499 8644 | November 2025

ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

| Name | sq ft | sq m |
|-----------|------------|---------------|
| Warehouse | 1,745 | 162.10 |
| Site Area | 0.90 Acres | 0.36 Hectares |

LEASE TERMS

The property is available via a new Full Repairing & Insuring Lease basis. Further details available via the letting agents.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A (04). The EPC is available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £15,400 (April 2023).

CONTACT

For further information please contact the letting agents on:

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