

# CLYDESIDE

Lamington, Biggar, ML12 6HS



## Key Highlights

- Excellent combined workshop, office and residential hub
- Idyllic rural setting to live and work
- Very accessible location with great links to M74 and A702
- Perfect set up for larger business use or a family run business

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## Description

Clydeside provides an excellent combined workshop, office and residential hub for a business looking to relocate to a highly accessible rural location with excellent links to motorways and local amenities. This is a fantastic opportunity to combine home with a business centre and diverse facilities in an idyllic setting nestled in the glorious foothills of Tinto Hill. The units benefit from 3-phase electricity, roller shutter doors and communal parking. The premises are secluded but secure and accessible with good transport links to the M74 and A702. The set-up would be well suited for larger business use or family run business.

## Accommodation

UNIT	DESCRIPTION	SIZE (SQ. FT.)	SIZE (SQ.M)
Shed 1	Secure Workshop	2,960	275
Shed 5	Open Shed		
Shed 6	Open Shed	5,418	478
Shed 7	Secure Workshop	5,160	479
Shed 8	Secure Workshop	1,800	167
Office 1	Office with welfare facilities	692	64
Office 2	Office room / meeting room	306	28
Apartment 1	1 bed self-contained property		
Apartment 2	3 bed self-contained property		

## Suggested Lotting

- Lot 1: Shed 1, Office 1, Apartment 1
- Lots 2: Shed 6 & 7 with Apartment 2 and Office 2
- Lots 3: Shed 5 & 8

Hardstanding area is also available to lease separately.

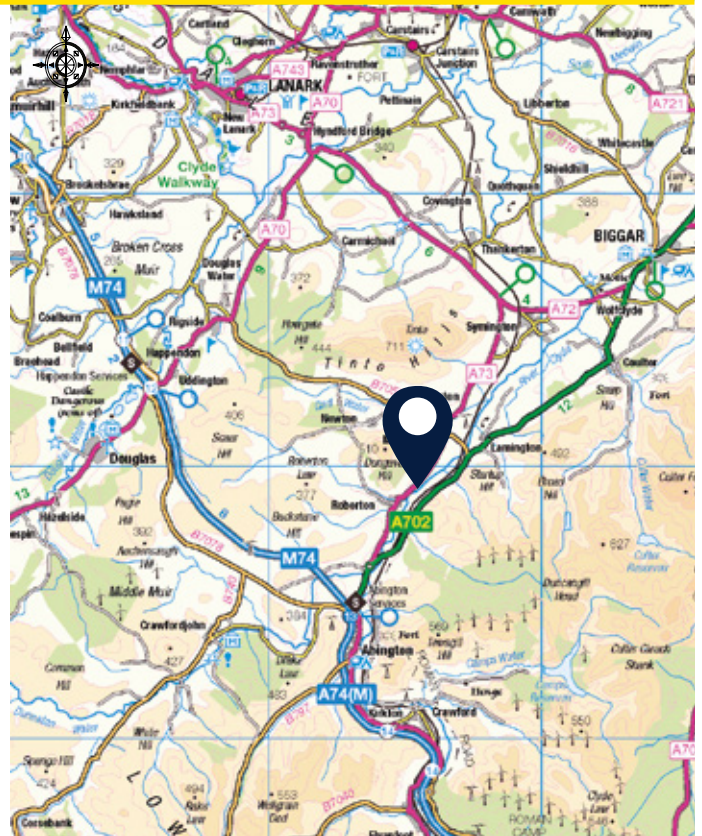
## Location

Clydeside Farm Steading situated nine miles south of Biggar on the A73 and is ideally located three miles from Abington Services on the M74 providing convenient access to Glasgow and Edinburgh as well as throughout the UK.

The location is shown on the plan, which has been provided for indicative purposes only.

## Service Charge

Each lease will be responsible for payment of a service charge in lieu of their pro-rata share of the maintenance, repair and servicing of the common internal and external parts of the building such as the road maintenance, water and electricity.



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## Lease Terms

Our clients are seeking to lease the premises on flexible terms for a period to be agreed. Any medium to long term agreement will require to incorporate provision for upward only rent reviews at regular intervals.

## Rent

On application

## V.A.T.

All monies quoted are exclusive of VAT which may be payable.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

## Entry

Immediate, upon conclusion of legal missives.

## Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.



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## Contact

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