

TO BE
REFURBISHED



TO LET

INDUSTRIAL /
TRADE COUNTER

110 GLASGOW ROAD
RUTHERGLEN
GLASGOW
G73 1TN

8,046 SQ FT

- EXCELLENT LOCATION
- HIGHLY PROMINENT ROADSIDE EXPOSURE
- LARGE SECURE YARD

LOCATION

The property sits on the boundary of Glasgow City and the Burgh of Rutherglen, approximately 5 km (3 miles) southeast of Glasgow City Centre. The M74 extension runs past the property with the new Junction 2 allowing easy access to the motorway, both east and west, approximately 1.6 km (1 mile) to the north.

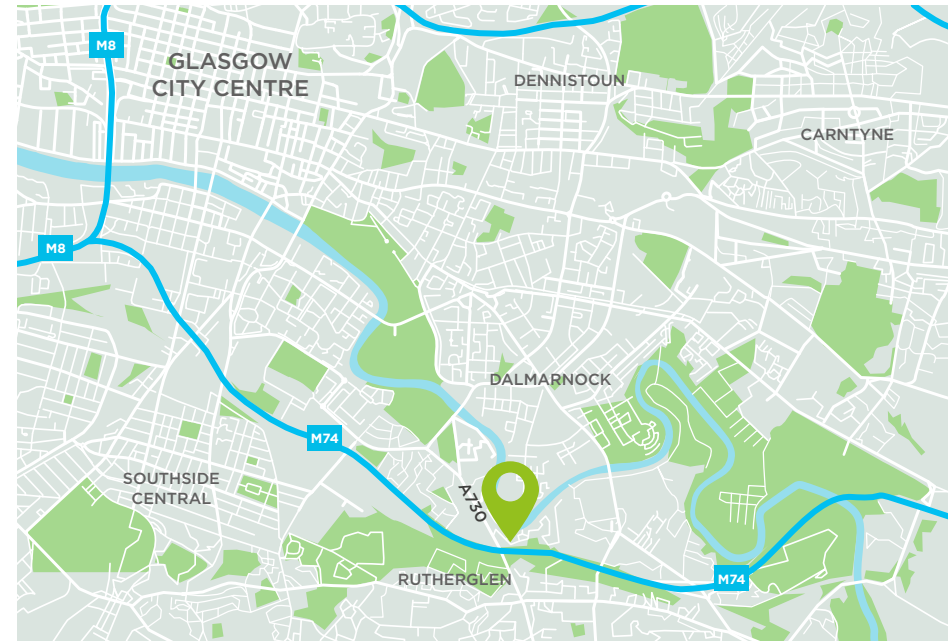
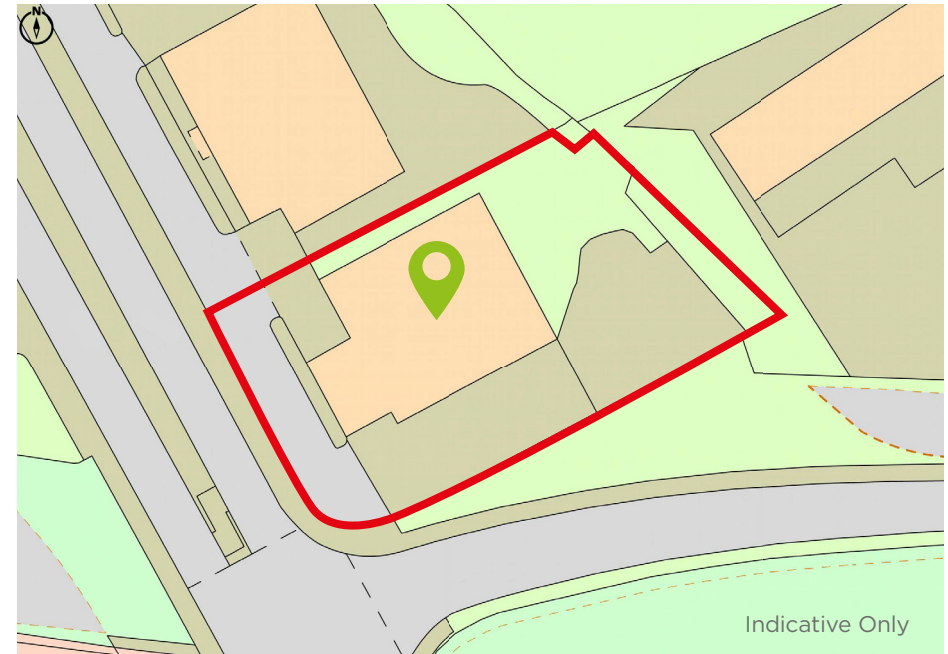
The immediate vicinity has seen large scale commercial and residential redevelopment in recent years and is fast becoming increasingly popular with industrial and commercial occupiers due to its excellent motorway connections and public transport facilities.

DESCRIPTION

The unit is to undergo a comprehensive refurbishment.

The unit is a steel portal frame warehouse with brick/block dado walls and corrugated sheet above. The original corrugated cement sheet roof has been overclad with profile aluminum sheets. There is a single-storey office block to the front. The premises sit within a secure regular yard with low site coverage.

The warehouse has three steel roller shutters to the gable allowing easy access for vehicles. Internally there is warehouse space in addition to office accommodation with WCs and a kitchen.



QUOTING RENT

On Application.

RATEABLE VALUE

The Scottish Assessors Website (www.saa.gov.uk) confirms that the subject property has a rateable value of £39,250. We estimate that the rates payable will be £18,879.

VAT

All prices are quoted exclusive of VAT.

EPC

Available upon request.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred.

FURTHER INFORMATION

Parties are advised to note interest with the selling agent. Viewings are by appointment only.

For additional information please contact:

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Galbraith

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