

Farmloan Road
Glasgow G73 1DF

ONE
RUTHERGLEN
LINKS

4,990 – 13,908 sq ft of
modern workspace available

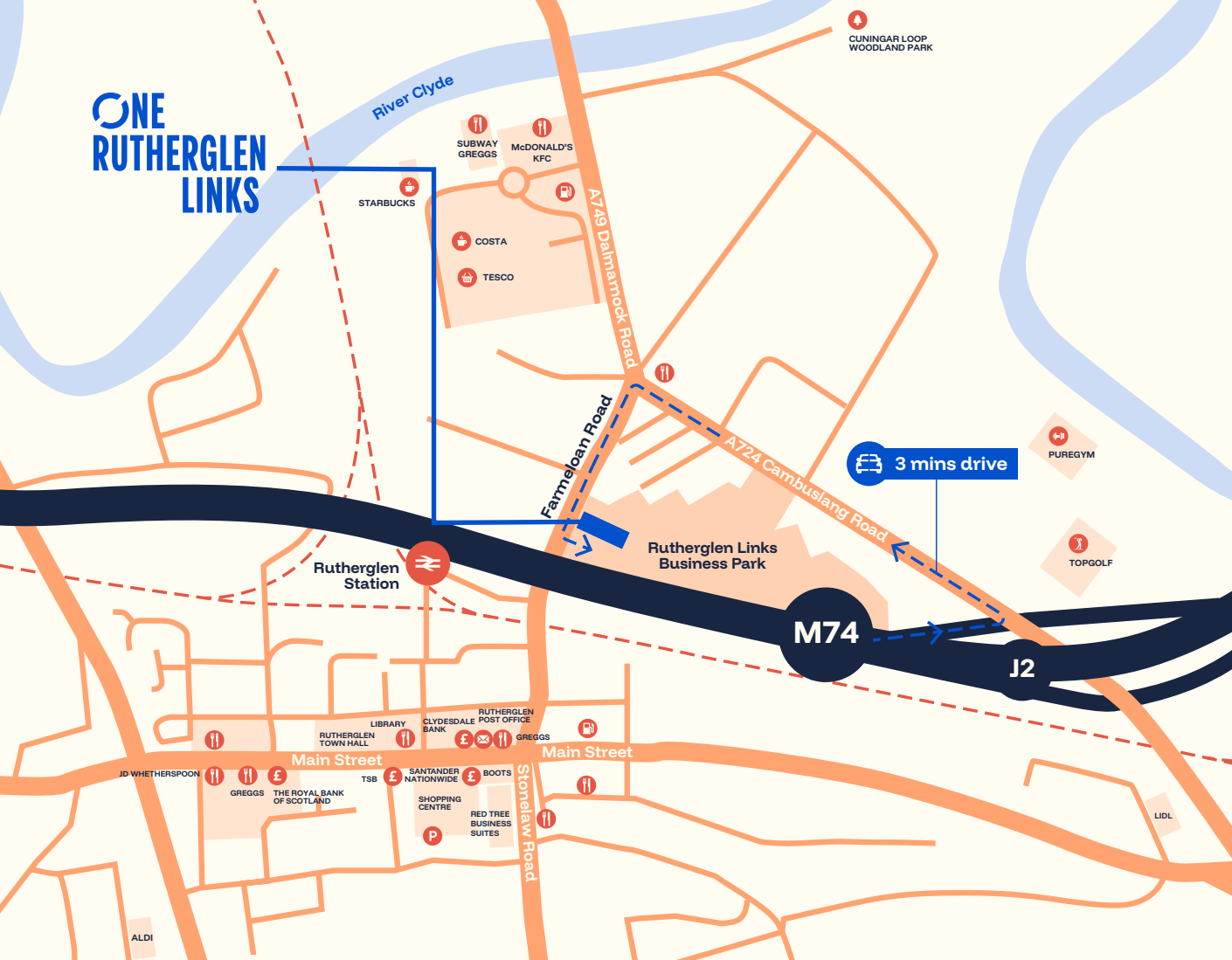


A Singularly Special Landmark Building

One Rutherglen Links offers
4,990 – 13,908 sq ft of Grade
A office accommodation.

This prestigious modern building
situated immediately adjacent to
Junction 2 of the M74, benefits from
unrivalled connectivity to Glasgow
City Centre and local amenities.





The Place to do Business

An excellent array of established local facilities and services is all within easy walking distance of One Rutherglen Links.

Shops, a wide range of banks, petrol stations, cafés and supermarkets are nearby for popping out at lunchtime or doing an after-work shop. The historic Main Street is charming and provides an up to date retail offering including well known brand names, plus theatre, pubs, library and post office. Cuningar Loop park is within 12 minutes walking distance and South Lanarkshire Lifestyle Eastfield and the Emirates Arena are within a 5 minute drive.



The Right Links

One Rutherglen Links is in the ideal location for superb connectivity.

Undoubtedly one of Europe's finest and most exciting cities, Glasgow is vibrant and cosmopolitan. It is Scotland's largest commercial hub offering all those who live and work in the surrounding areas access to an outstanding array of restaurants, theatres, shops, bars, sports centres, arenas, gyms, schools, universities, public parks and many other facilities. Trains are frequent and direct from Rutherglen to Glasgow, with just 6 minute's journey time.



RAIL

3 minute's walk to Rutherglen Station
6 minute's to Glasgow Argyle Street
9 minute's to Glasgow Central with onward connections across Scotland and UK-wide.



ROAD

National Motorway Network within 3 minutes, immediately adjacent to Junction 2 of the M74. Glasgow City Centre in under 15 minutes. Excellent private parking provision.



BUS

Regular services from main streets nearby to Glasgow City Centre and many local connections.



AIR

M74 connects to the Central Scotland motorway network making Glasgow, Prestwick and Edinburgh airports very accessible. Drive time to Glasgow Airport is approximately 15 minutes.



CYCLE

Cycle parking on site. Easy access to National Cycle Route. Showers and locker room facilities available.





Specification

The ground and first floor accommodation will be refurbished and the specification includes the following:



Raised access
flooring



Suspended
ceilings



LED
lighting



Air handling units
incorporating
filtration,
highly efficient
heat recovery &
mechanical heating
& cooling coils



EPA 'A'
Rated



Male, female &
accessible toilet
facilities on
each floor



Shower facility
on each floor



Controlled fob
access throughout
the building



Allocated
car parking
(1:350 sq ft)

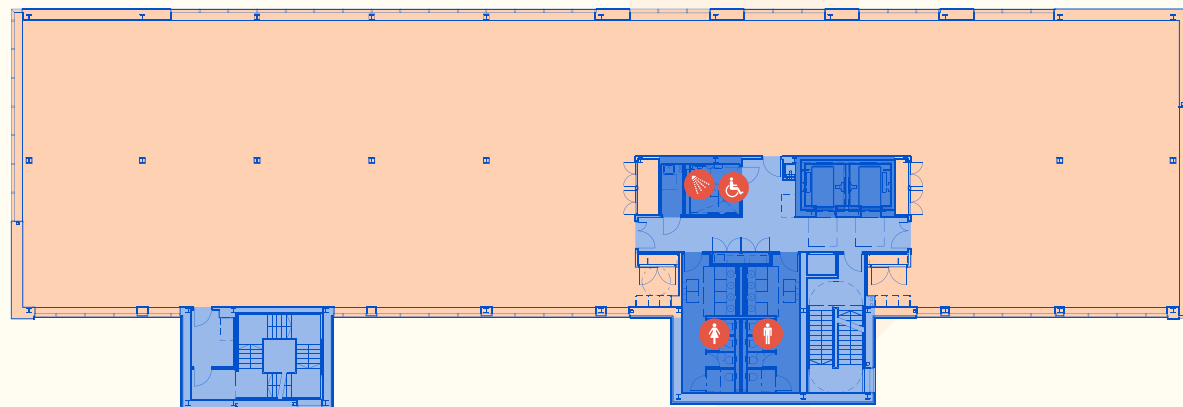


Accommodation

First Floor – Can be sub-divided*

8,918 SQ FT

Car Parking - 26 spaces

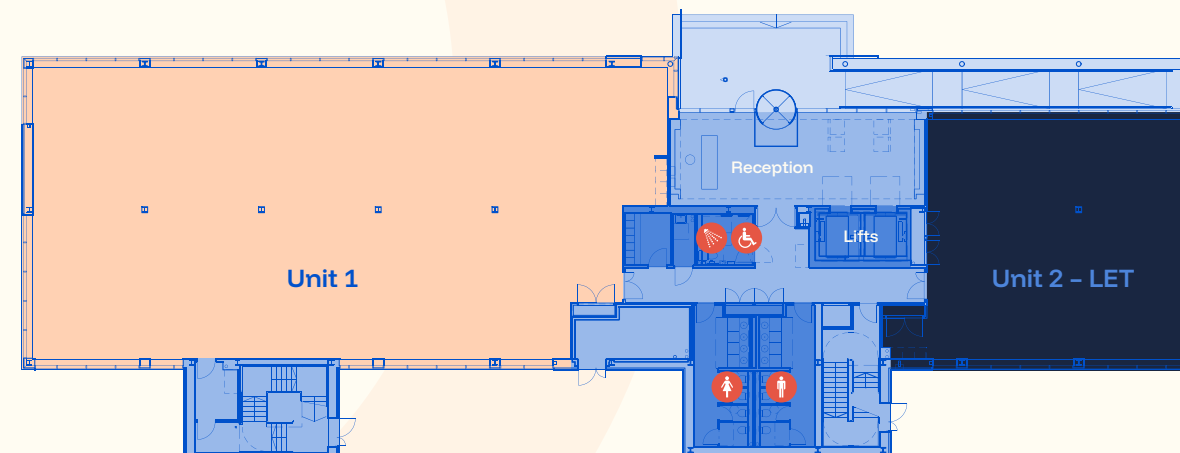


*Space planning available for interested parties

Ground Unit 1

4,990 SQ FT

Car Parking - 14 spaces



Ground Unit 2

LET

ONE RUTHERGLEN LINKS

Sustainability

Every aspect of One Rutherglen Links is designed with the reduction of carbon emissions in mind. The property has an EPC rating of A and BREEAM 'Excellent'. Green contracts are in place with electricity coming from renewable sources.

Terms

The suites are available to let individually or on a combined basis on Full Repairing and Insuring terms.

VAT

All rents, service charges etc. are quoted exclusive of VAT which is payable at the prevailing rate.

Legal Costs

Each party will be liable for their own legal costs incurred in any transaction.



Link up with us and make it happen

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