

110 GLASGOW ROAD

110 Glasgow Road, Rutherglen, Glasgow, G73 1SU



Key Highlights

- Excellent location
- Trade Counter potential
- Dedicated car parking
- Great roadside exposure
- Large secure yard
- Due to be refurbished

Summary

Available Size	8,046 sq ft
Business Rates	Available upon request
Service Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

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 overlaid with profile aluminium 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 steel roller shutters to the gable allowing easy access for vehicles and internally the warehouse is sub-divided to provide workshop area with tyre storage area beyond. The offices have a large bright reception with private office, toilets and kitchen and are well-fitted.

Location

The property sits on the boundary of Glasgow City and the Burgh of Rutherglen approximately 5 km (3 miles) south east 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.

Situation

The subjects are situated on the east side of Glasgow Road (A730), which is a principal thoroughfare/arterial route leading from Glasgow City Centre to Rutherglen. The unit occupies a prominent main road position on Glasgow Road and sits at the entrance to Rutherglen Industrial Estate. The surrounding area is a mixture of trade counter outlets and modern industrial units with nearby occupiers including Arnold Clark, Topps Tiles, Halfords, Jewson, Enterprise Rental Cars and Crown Paints.

Terms

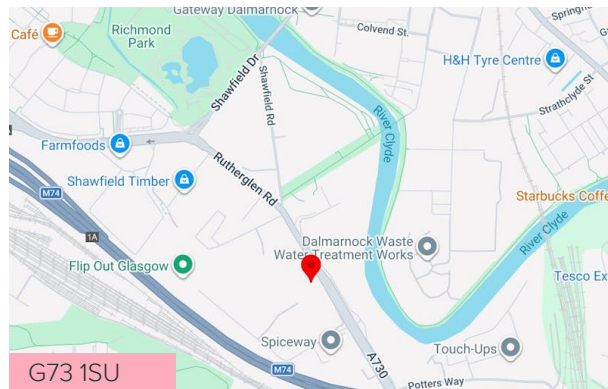
The property is available on a new FRI lease, terms can be provided.

VAT

All prices are quoted exclusive of VAT.

Legal Fees

Each party will be responsible for their own legal fees.



Viewing & Further Information



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