



TO LET - LARGE STANDALONE WAREHOUSE - 34,026 SQ FT

WAREHOUSE 2, 8 ASHTON ROAD, RUTHERGLEN, GLASGOW, G73 1UB

- Modern standalone warehouse of steel portal frame construction
- Available for immediate occupation
- Immediate M74 motorway access
- Neighbouring occupiers include Independent Glass, Centrado, Touch-Ups and South Lanarkshire Council

LOCATION

The subjects are located in Rutherglen which lies just 2.5 miles south of Glasgow City Centre.

Ashton Road is situated off Glasgow Road with Junction 1A of the M74 only 1 mile west that connects with the M73, M77 and M8 beyond.

Rutherglen Railway Station is just a 15-minute walk south whilst regular bus services operate on Glasgow Road.

Neighbouring occupiers include Independent Glass, Centrado, Touch-Ups and South Lanarkshire Council

DESCRIPTION

- Modern standalone warehouse premises of steel portal frame construction on a secure site bound by palisade fencing with shared secure yard space that is shared with the neighbouring building
- The building benefits from a modern insulated panel pitched roof incorporating generous light panels allowing for excellent levels of natural daylight
- 2 x electrically operated vehicle access doors provided
- Internally provides well-presented open plan warehouse accommodation with racking and large walk-in cold store
- 3 x storey office block providing well finished accommodation offering a mixture of open-plan and cellular accommodation complete with male, female WCs and kitchen tea prep area

ACCOMMODATION

GIA	sq m	sq ft
Warehouse	2,880	28,189
Offices	371.60	5,837
Total	3,252	34,026

The clear internal eaves height is 8.8M rising to 9.95M.

BUSINESS RATES

RV	£150,000
Payable	£78,600

EPC

Available on request.

VAT

The subjects are elected for VAT.

ASKING TERMS

Available by way of a new FRI lease at a rent of **£180,000 per annum.**

VIEWING & FURTHER INFORMATION

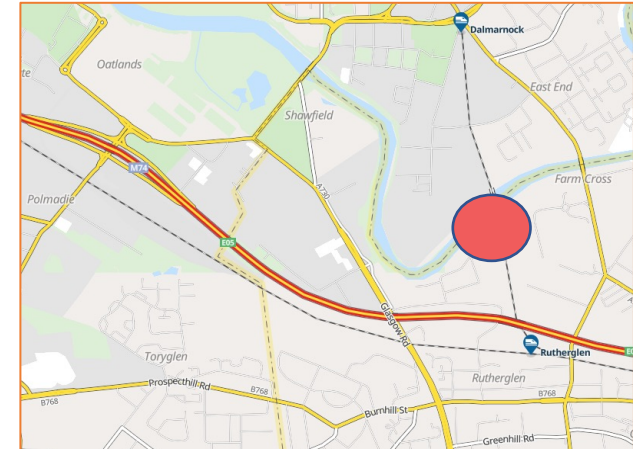
Via the joint letting agents;

Gregor Brown Stephen St Clair

gb@gmbrown.co.uk, Stephen.stclair@rosslynproperty.com

0141 212 0059

01355 696 021



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