



FOR SALE

INDUSTRIAL INVESTMENT

Unit 2 Sievewright Street, Rutherglen, G73 1LL

Ideally located within the popular Duchess Industrial Estate.

Gross Internal Area of 687.75 sq.m (7,402 sq.ft) approx.

Let until October 2025 - passing rent of £15,600 per annum.

Upwards only Rent Review due October 2023.

Offers over £370,000 invited.

LOCATION

The subjects occupy a mid-terraced position on the west side of Sievwright Street within the Duchess Industrial Estate, which lies a short distance to the northeast of Rutherglen and close by the junctions of Dalmarnock Road, Farmeloan Road and Cambuslang Road.

The property benefits from excellent accessibility to the major motorway network with the M74 (Junction 2) being in close proximity to the south, accessed off Cambuslang Road.

The approximate location of the subjects is as shown on the appended street plan

DESCRIPTION

The subjects comprise a mid-terrace industrial building of steel frame construction with block infill walls and a solid concrete floor with screed finish.

Vehicular access to the unit is via a full height steel roller shutter set in the front elevation with inset personnel pass door whilst access to the office and staff areas are via a twin leaf timber door secured by a metal outer door.

Internally, the subjects comprise a large warehouse with ancillary open-plan offices, staff room/mini kitchen and both male and female toilet facilities.

A concrete staircase affords access to a mezzanine above the office block which provides further office space as well as an area currently used for storage.

The property has an eaves height of 4.5m and an apex height of 7.75m. The steel roller shutter has a clearance height of 4.54m

ACCOMODATION

Gross Internal Floor Areas:

Warehouse	422.23 sq.m.	(4,544 sq.ft.)
Offices	197.92 sq.m.	(2,130 sq.ft.)
Mezzanine	67.60 sq.m.	(727 sq.ft.)

RATES

Rateable Value - £17,200.

SALE TERMS

Offers in excess of £370,000 are invited for the benefit of our clients heritable interest, subject to and with the benefit of the existing occupational lease.

LEASE TERMS

The property is let to Gerard Dawson, on a FRI lease expiring October 2025. There is an upwards only rent review due October 2023. The current passing rent is £15,600 per annum.

VAT

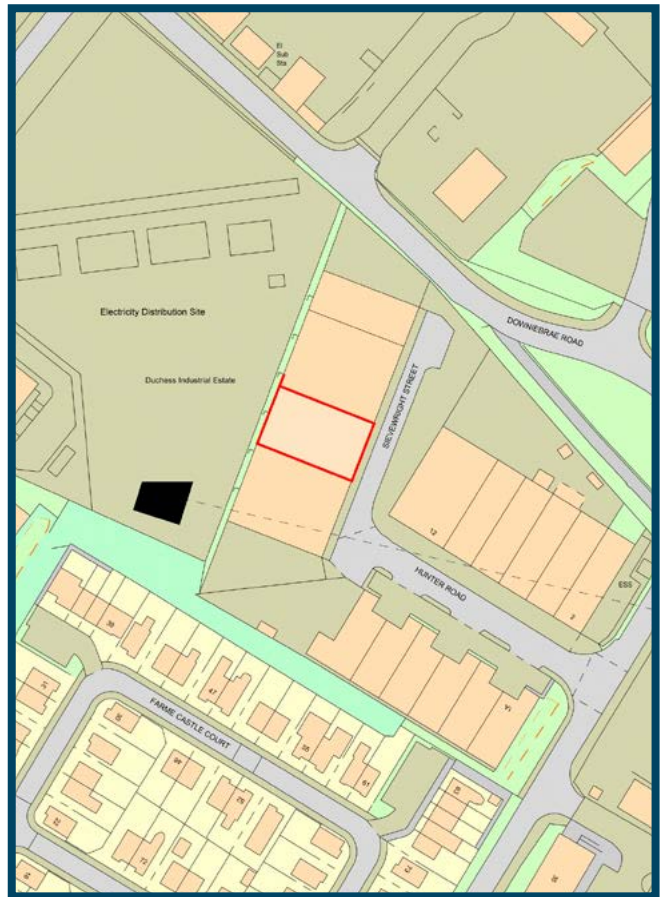
All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Claire Hutton

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REFERENCE

WSA2160

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