TO LET
PROMINENT INDUSTRIAL / TRADE-COUNTER PREMISES

14,000 SQ FT WITH 0.47 ACRE YARD / MAY SPLIT

110 GLASGOW ROAD, RUTHERGLEN, GLASGOW, G73 1SU

- Available Q4 2024
- Modern specification
- Highly prominent with extensive frontage onto Glasgow Road
- Secure yard to rear extending to 0.42 Acres
- Excellent motorway links, J1A of M74 only 1 mile west
- Nearby occupiers include ATS Euromaster, The Electrical Network, Enterprise Car & Van Rental, Topps Tiles, Howdens, D&G Autocare

LOCATION

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

The subjects are situated on the north side of Glasgow Road, a busy main arterial route with high volumes of passing traffic that connects with Junction 1A of the M74 only 1 mile west in turn connecting with the M73, M77 and M8 beyond.

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

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PROPOSED FRONT ELEVATION

DESCRIPTION

Highly prominent industrial / trade-counter premises over steel portal frame construction

Full over-clad of roof and elevations.

Attractive customer / staff entrance to front via glazed shopfront.

Loading access provided to front and rear.

Unit to be complete with staff WC's / tea-prep.

3 x phase power, gas and water supplies provided.
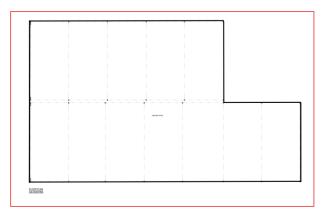
ACCOMMODATION

GIA   1,300.64 sq m   14,000 sq ft

The property can be split to satisfy smaller requirements with units from 3,000 sq ft

The clear internal eaves height is 4M rising to 5.5M at the pitch.

Secure yard to rear extending to approx. 0.47 acres

EXISTING LAYOUT

BUSINESS RATES

The subjects will require to be re-assessed upon completion of works.

EPC

Available on request

ASKING TERMS

The subjects are available on FRI terms with quoting info available via the agents.

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

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G·M·BROWN

GMBROWN.CO.UK