

**TO LET**

**Prominent Industrial Unit  
With Secure Yard**

**GIA from 112 – 1,300 SQM (1,200 –  
14,000 SQFT)**

**Modern Industrial Unit**

**Available In Whole Or Part**

**Situated Within Close Proximity To  
Rutherglen Town Centre**

**Secure Yard To Rear Extending To  
0.42 Acres**

**Excellent Transport Links Located  
Nearby**

**Rent: Upon Application**



**CLICK HERE FOR VIRTUAL TOUR!**



**110 GLASGOW ROAD, RUTHERGLEN, GLASGOW, G73 1SU**

**CONTACT:**

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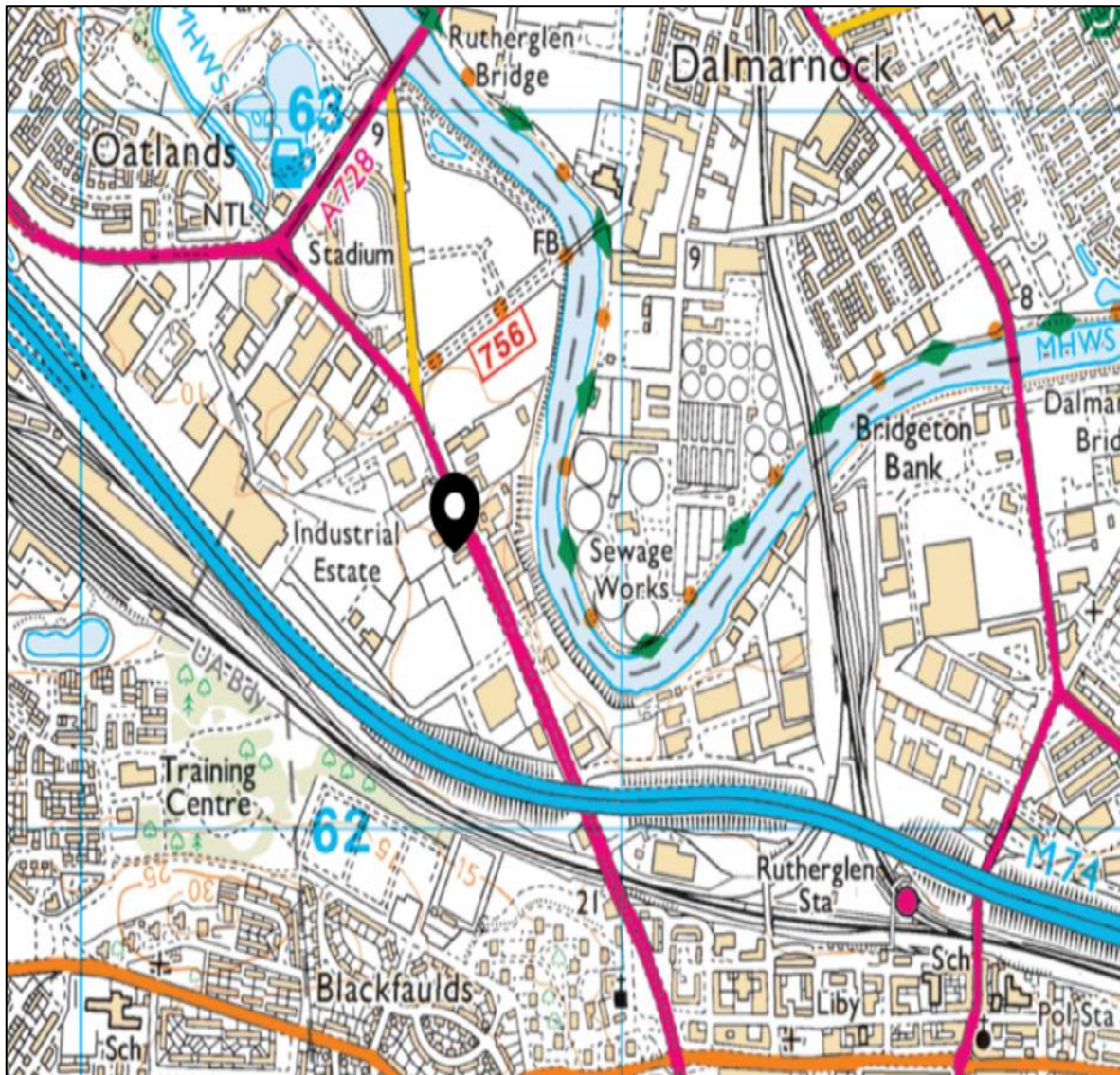


**G·M·BROWN**



# Location

110 GLASGOW ROAD, RUTHERGLEN, GLASGOW, G73 1SU



Rutherglen lies within the South Lanarkshire Council district, approximately 2.5 miles south of Glasgow City Centre.

Rutherglen benefits from strong transport links with the M74 and Glasgow Road providing direct vehicular access into Glasgow City Centre. Rutherglen Train Station, located approximately 1.1 miles from the subject property provides frequent services into Glasgow Central Station.

The subjects occupy a prominent pitch on the northern side of Glasgow Road, a busy arterial route which acts as one of Rutherglen's main thoroughfares. Nearby occupiers include ATS Euromaster, The Electrical Network, Enterprise Car & Van Rental, Topps Tiles, Howdens and D & G Autocare.



**CLICK HERE FOR LOCATION**



# Description

110 GLASGOW ROAD, RUTHERGLEN, GLASGOW, G73 1SU



The subjects have recently undergone significant refurbishment to include a new standalone industrial premises of steel portal frame construction, surmounted by a pitched roof. Access to the property can be found via the dedicated pedestrian entrance located to the rear.

Internally, the subject comprise an open plan industrial space which benefits a concrete floor and LED lighting incorporated throughout. The unit is scheduled to implement a staff W/C and tea prep area upon completion of the refurbishment works.

The property has a 3-phase power supply as well as gas and water supplies being provided.

The property also has the potential to be available in part, with prospective refurbishment works including a glazed shopfront facing Glasgow Road and the installation of roller shutters to the rear.

## ACCOMMODATION

Accommodation	SQM	SQFT
Industrial Premises	1,300.63	14,000
<b>TOTAL</b>	<b>1,300.63</b>	<b>14,000</b>

The above floor areas have been provided on a gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



## RENT

Rent upon application.

## RATEABLE VALUE

The subjects are required to be assessed upon completion of refurbishment works.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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