

**INDUSTRIAL TO LET**

# Unit H Taywood Enterprise Park, Duchess Place

Glasgow, G73 1DR



## Key Highlights

- Vehicular roller shutter door access
- Shared yard and car parking provision
- Eaves height of 4.70m
- Prominent location adjacent to the M74
- LED Lighting

5th Floor Cadworks  
41 West Campbell Street  
Glasgow, G2 6SE

**0141 248 7342**

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## DESCRIPTION

Unit H Taywood Enterprise Park comprises a light industrial unit equating to 1,815 sq. ft. The unit provides an open storage space with LED Lighting and a manual roller shutter door. There are two WC's serving the unit. Externally, there is a communal yard/parking area, which has recently been re-tarmacked.

## ACCOMMODATION

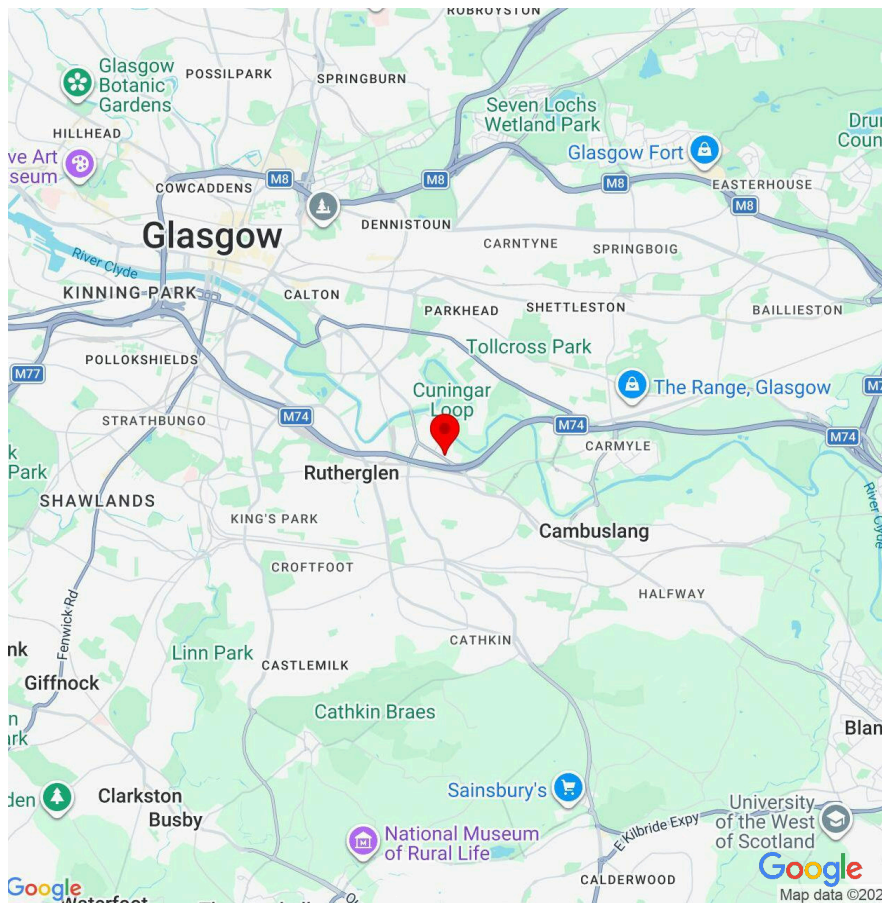
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - H	1,815	169
<b>TOTAL</b>	<b>1,815</b>	<b>169</b>

## LOCATION

The premises are located within Rutherglen, south east of Glasgow's city centre close to Junction 2 of the M74. Easy access is therefore afforded to Scotland's motorway network. Rutherglen Railway Station is close by and numerous bus services operate on nearby Cambuslang Road.

Occupiers include RAC Motoring Group, Wolseley and AFG Flooring.

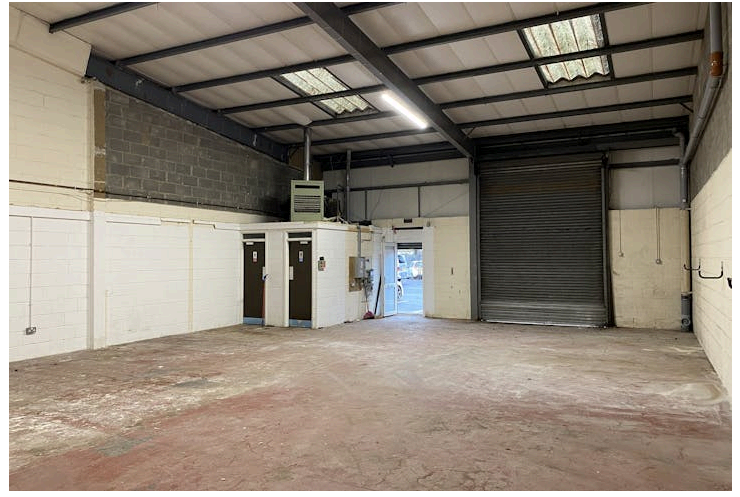


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## **VIEWINGS**

Available on request.

## **TERMS**

Available on request.

## **BUSINESS RATES**

Rateable Value: £15,600

Rates Payable: £7,768.80 per annum

Service charge: £2,178 per annum  
2026 Estimate

## **ENERGY PERFORMANCE CERTIFICATE**

EPC available on request.

## **EPC**

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## **LEGAL COSTS & VAT**

All parties will be responsible for their own legal costs incurred in the transaction. VAT is payable on all costs quoted.

## **CONTACTS**

For further information  
please contact:

### **Murray Irvine**

murray.irvine@savills.com  
07812447073  
07812447073

### **Jonathon Webster**

jonathon.webster@savills.com  
07976910987  
0141 222 4114

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