

Ryden

FOR SALE

**MODERN OFFICE / HYBRID UNIT
WITH CAR PARK & YARD
306 SQ M (3,300 SQ FT)**



**UNIT D
FULLARTON COURT
CAMBUSLANG
INVESTMENT PARK
G32 8EY**

**IMMEDIATE ACCESS
FROM M74 MOTORWAY
AT JUNCTION 2A**

**GENEROUS CAR
PARKING PROVISION**

**EXISTING FIT-OUT
AVAILABLE**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Fullarton Court is located in Cambuslang Investment Park which lies approximately 5 miles south-east of Glasgow City Centre. The property is located directly adjacent to Junction 2A of the M74 Motorway, providing easy access to Glasgow City Centre and Glasgow Airport.

DESCRIPTION

Unit D comprises a modern single storey office/hybrid unit occupying an end of terrace position.

There is dedicated car parking to the front and a gated surfaced yard to the side and rear, that could double as overflow parking.

Unit D benefits from an existing fit-out, including meeting rooms and a large kitchen / breakout area.

There may be scope to create a dedicated roller shutter access from the yard at the rear.

The suite may be suitable for a variety of uses and offers the following specification;

-  Suspended ceiling
-  LED lighting
-  Carpeted flooring
-  Perimeter trunking
-  Male, female & accessible WC's
-  Disabled access
-  EPC Rating E
-  Dedicated car parking spaces

ACCOMMODATION

Unit D has been measured in accordance with the RICS Code of Measuring Practice to calculate the Gross Internal Area (GIA).

UNIT D 3,300 sq ft (306 sq m)

7 dedicated car parking spaces are available plus overflow yard space.

PRICING

Offers over £325,000 plus VAT are invited for the subjects.

RATEABLE VALUE

The subjects will be entered into the valuation roll as having a Rateable Value of £33,250.

*£6,400 is allocated to parking, the ingoing tenant has the right to appeal.

The tenant will be responsible for all local authority rates and charges levied as a result of their occupation.

EPC

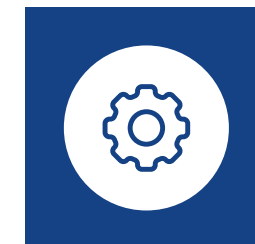
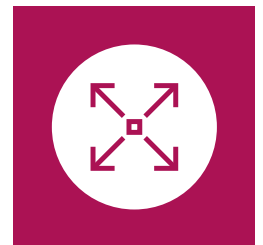
An EPC certificate is available upon request.

VAT

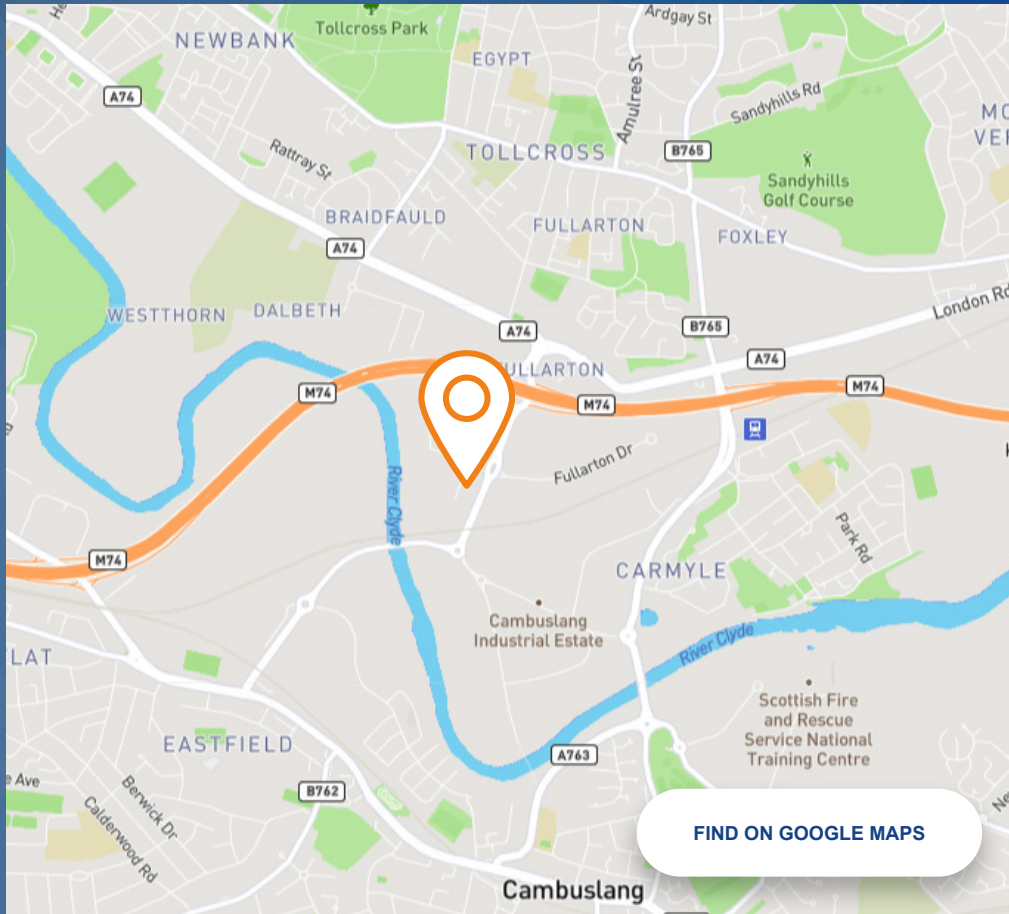
All monies due under the lease will be VAT chargeable at the prevailing rate.

LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.







**UNIT D,
FULLARTON
COURT
CAMBUSLANG
INVESTMENT PARK
G32 8EY**

FOR SALE

**MODERN OFFICE /
HYBRID UNIT WITH
CAR PARK & YARD
306 SQ M
(3,300 SQ FT)**

GET IN TOUCH

Please get in touch with the letting agents for more details.

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