

# Red Tree Business Suites Rutherglen



Stylish and affordable,  
high quality office suites  
with flexible terms



**Available now**

24 Stonelaw Road, Rutherglen G73 3TW



**Red Tree Business Suites**  
24 Stonelaw Road, Rutherglen  
G73 3TW



**Red Tree Business Suites** offer you stylish and affordable business space.

These comprehensively refurbished offices in the heart of Rutherglen provide a variety of suite sizes, high quality accommodation and significant occupational flexibility.

#### **FACILITIES**

- Bookable meeting room
- Communal kitchen
- Easy access to ICT – phone, broadband and power points pre-installed
- Male, female and accessible toilets
- Lift access to first floor
- Private car parking spaces
- Additional permit parking available

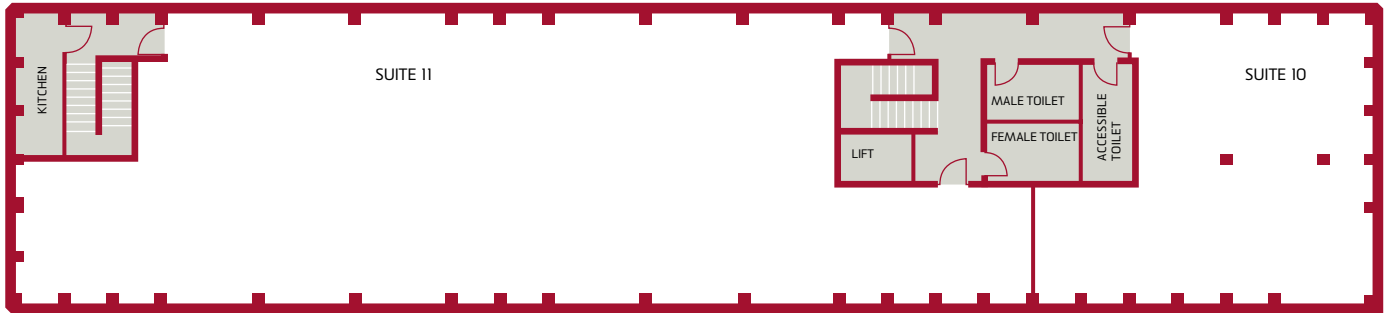
#### **SPECIFICATIONS**

- Contemporary finishes throughout
- Modern light fittings
- New comfort cooling and heating system
- Raised access flooring
- Dedicated electricity meter for each suite
- APC – C

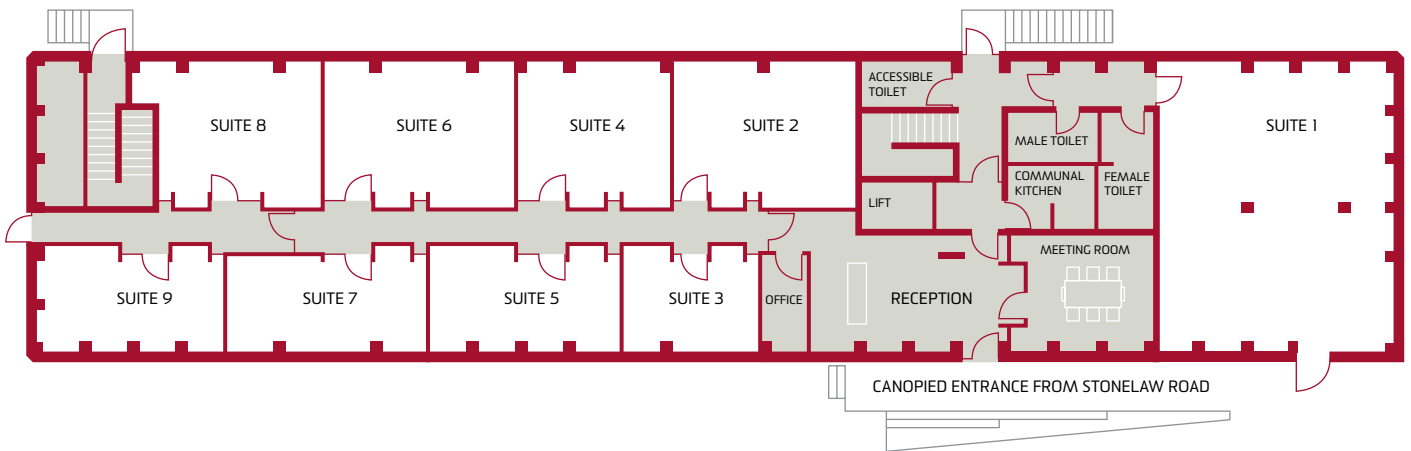
# Red Tree Business Suites

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## FIRST FLOOR



## GROUND FLOOR



### FIRST FLOOR SUITES

Approximate net internal floor areas:

- 10 1178 sq ft**
- 11 3579 sq ft**

### GROUND FLOOR SUITES

Approximate net internal floor areas:

- 1 995 sq ft**
- 2 375 sq ft**
- 3 192 sq ft**
- 4 307 sq ft**
- 5 272 sq ft**
- 6 392 sq ft**
- 7 282 sq ft**
- 8 345 sq ft**
- 9 264 sq ft**



Meeting room



Broadband pre-installed



Staffed reception



## LOCATION

Stonelaw Road is a strategic route in the centre of Rutherglen adjacent to Main Street. Red Tree Business Suites are ideally located to take advantage of major bus routes in and around Rutherglen, South Lanarkshire and Glasgow.

Rutherglen train station is a short walk away with fast access to Glasgow City Centre and many main line stations. There is easy access to the motorway network via the M74 Junction 2 Cambuslang Road, giving a fast route to the M8 West (Glasgow International Airport), Glasgow City Centre, M77, M8 East (Edinburgh), M73 North and M74 South.

## AMENITIES

Red Tree Business Suites have an outstanding array of retail and leisure facilities adjacent including Rutherglen Shopping Centre and Rutherglen Main Street. Nearby shops and services include:

- Boots the Chemist
- Greggs
- The Co-operative Food
- RBS
- Nationwide
- Santander
- Rutherglen Town Hall
- Tesco Extra



Rutherglen Town Hall



**By bus:**

A number of excellent bus links operate in the immediate vicinity, including services linking locally, to Glasgow City Centre and across South Lanarkshire.

**By rail:**

Rutherglen railway station is located just a few minutes walk from Red Tree Business Suites and provides on average 6 trains per hour. Typical rail journey times from Rutherglen are:

- Glasgow Argyle St: 6 mins
- Glasgow Central: 9 mins
- SECC (Exhibition Centre): 12 mins
- Motherwell: 21 mins
- Lanark: 50 mins

**By car / taxi:**

The M74 and new East End Regeneration Route bring key travel and business hubs within easy reach, including:

- Glasgow City Centre: 15 mins
- Glasgow International Airport: 26 mins
- Edinburgh International Airport: 50 mins

**Red Tree Business Suites**

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[www.redtreerutherglen.co.uk](http://www.redtreerutherglen.co.uk)



A development by Clyde Gateway  
[www.clydegateway.com](http://www.clydegateway.com)



LEASE TERMS: The suites are available on the basis of a new lease for a flexible term to be agreed.  
RENTAL: The accommodation is offered on attractive rental terms. For full information please contact the letting agent.

These particulars do not form any part of a contract. Neither the developer, the agents nor any of the partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst the information on these particulars is given in good faith, the intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. (May 2014)