

Ryden

TO LET

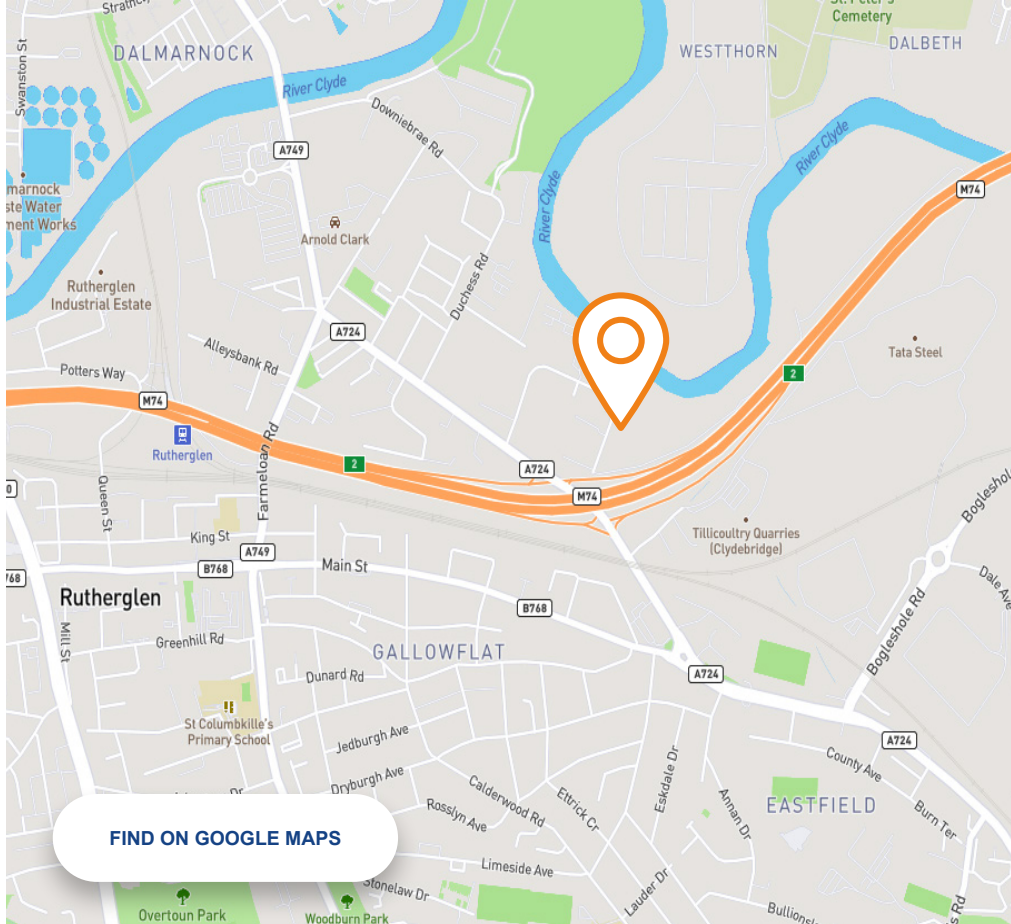
INDUSTRIAL OPEN STORAGE SITE
IN PRIME STRATEGIC LOCATION
0.7 ACRES (0.283 HECTARES)



**CUNNINGHAME
ROAD
RUTHERGLEN
G73 1PP**

PRIME LOCATION
**ADJACENT TO M74
MOTORWAY**
**CONCRETE AND
TARMAC SURFACE**
SERVICED SITE
**SUITABLE FOR A
VARIETY OF USES**

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



LOCATION

Rutherglen is a town located immediately south-east of Glasgow. It is a popular location for commercial occupiers due to its road links via the M74 which leads to the M73, M8 and M77 motorways respectively, providing access to north, south, east and west of Scotland and beyond.

The subject site is located immediately adjacent to the recent Puregym and Topgolf developments, making this a desirable location to locate business. The site is visible from the M74 motorway and access is gained via Junction 2, which is approximately a 1 minute drive from the subjects, providing unparalleled accessibility.

DESCRIPTION

The subjects comprise a 0.7 acre secure and serviced open storage site benefiting from a concrete and tarmac surface. It is currently used for vehicle parking however could be suitable for a range of uses including self storage, plant and materials storage among others.

SITE AREA

The site extends to 0.7 acres (0.283 hectares).

TERMS

The subjects are available on a new lease for a term to be agreed.

RENT

Upon application.

RV

The subjects will require individual re-assessment upon entry.

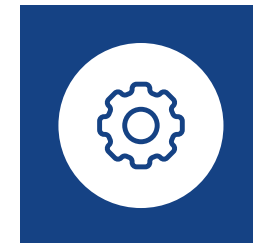
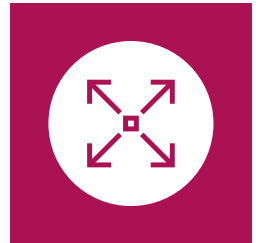
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

**SECURE &
SERVICED
OPEN STORAGE
SITE IN A
HIGHLY VISIBLE
LOCATION**







**CUNNINGHAME
ROAD
RUTHERGLEN
G73 1PP**

TO LET
**INDUSTRIAL
OPEN STORAGE
SITE IN PRIME
STRATEGIC
LOCATION**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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