



# TO LET

## INDUSTRIAL PREMISES

Unit 7, Duchess Industrial Estate, Hunter Road,  
Rutherglen, G73 1LB

Mid-terraced industrial premises.

Within well let Duchess Industrial Estate.

Significant warehouse space, with mezzanine storage.

Short distance from recently completed M74 extension.

Overall gross internal area 280.91sq.m (3024sq.ft).

Rental offers in excess of £16,000 per annum.

## LOCATION

The subjects are located on the south side of Hunter Road within Duchess Industrial Estate, which lies a short distance to the northeast of Rutherglen and close by the junctions of Dalmarnock Road, Farmloan Road and Cambuslang Road.

Junction 2 of the M74 extension lies a short distance to the south, accessed via Cambuslang Road and provides excellent motorway access to Glasgow City Centre, the airport to the west and onwards to the Central Scotland motorway network to the east.

The approximate location of the subjects is as shown on the appended street plan.

## DESCRIPTION

The subjects comprise a mid-terrace industrial building of steel frame construction, solid concrete flooring and clad roofing with translucent panels.

Vehicular access to the unit is via a full height steel roller shutter set in the front elevation. Whilst access to the office and staff areas can be accessed through a single timber door secured by a metal roller shutter.

Internally, the subjects comprise a large warehouse, with an office section to the side of the premises, including staff room, kitchen, and both male and female toilet facilities. Heating is provided by a gas fired boiler.

A staircase affords access to the mezzanine area currently used for office space and storage.

The property has clear eaves of 3.8m and an apex of 5.5m. The steel roller shutter has a clearance height of 3.5m

The unit also benefits from car parking to the front.

## ACCOMMODATION

According to measurements taken at the time of our internal inspection, we calculate that the following areas are afforded on a gross internal basis:

Ground	217.23 sq.m	(2,338 sq.ft)
Mezzanine Level	63.69 sq.m	(685 sq.ft)

## RATING ASSESSMENT

The units 5, 6 and 7 are entered in the current Valuation Roll at a Rateable Value of £25,250 in its entirety.

Should the units be subdivided, the ingoing occupier will have the right to appeal against this assessment and achieve rates relief through the Small Business Bonus Scheme.

## LEASE TERMS

Rental offers in excess of £16,000 per annum are invited.

Our client's preference is for a minimum of 5 years lease duration, subject to standard Full Repairing and Insuring terms.

## ENERGY PERFORMANCE

Sight of the Energy Performance Certificate (EPC) for the subjects can be made available upon request.

## LEGAL COSTS

Each party will be responsible for all legal costs incurred in the transaction.

An ingoing tenant will be responsible for any registration dues and Stamp Duty Land Tax incurred.



## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Claire Hutton	Alister Gibson
T: 0141 352 6406	T: 0141 352 6415
M: 07876 541654	M: 07788 147885
E: <a href="mailto:claire.hutton@dmhall.co.uk">claire.hutton@dmhall.co.uk</a>	E: <a href="mailto:alister.gibson@dmhall.co.uk">alister.gibson@dmhall.co.uk</a>

## DATE OF PUBLICATION

August 2018

## REFERENCE

WSA1411

## IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.