



M77

GLASGOW CITY CENTRE

M8

JUNCTION
1A

GLASGOW ROAD

M74

TO LET – FOUR INDUSTRIAL / WAREHOUSE PROPERTIES & YARD SPACE

Ashton Road, Rutherglen Industrial Estate, Rutherglen G73 1UB

CBRE

GERALDEVE



Location

These four adjacent warehouses and yard are located in the well-established Rutherglen Industrial Estate in Rutherglen, just 3.5 miles south-east of Glasgow City Centre.

The estate benefits from convenient motorway access, Junction 1A (Polmadie) of the M74 is located approximately only 1.5 miles west that in-turn connects with the M73, M77, M80 and M8 beyond. Nearby public transport links are provided with Rutherglen Railway Station located within walking distance south of the subjects where direct services to and from Glasgow Central Station are provided. Numerous bus services operate on the nearby Glasgow Road just west of the subjects.

Nearby occupiers include Westcrowns Group, South Lanarkshire Council, ATS and The Electrical Network.

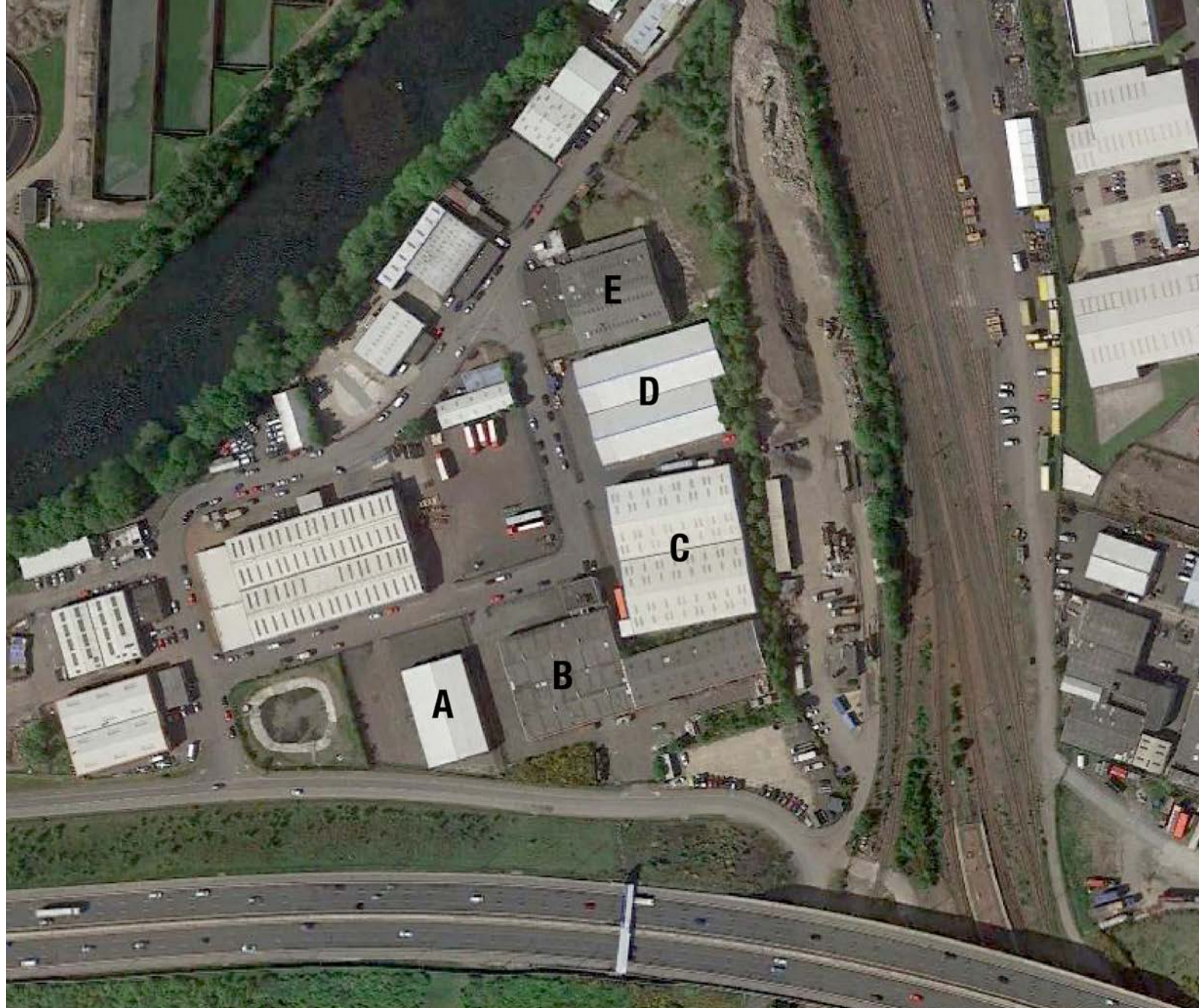
A 3 Ashton Road – 9,789 sq ft

B 6 Ashton Road – 37,373 sq ft

C Warehouse 2 – 34,026 sq ft
8 Ashton Road

D Warehouse 1 – 24,142 sq ft
8 Ashton Road

E Yard
10 Ashton Road
*Please note that the building has since
been demolished



Description



A 3 Ashton Road Detached Warehouse with Yard 9,789 sq ft

- Detached warehouse / workshop premises on secure site extending to approximately 0.67 acres
- Steel portal frame
- Roof has been recently over-clad
- One electric roller shutter door
- Tarmac yard of approx. 16,000 sq ft
- Three phase power supply
- Eaves height of 4.5 metres



B 6 Ashton Road Modern Warehouse & Offices 37,373 sq ft

- 1.60 acre site with perimeter palisade fencing
- Well-presented two storey offices
- Three electric roller shutter doors
- Large external yard with two access points
- New roof installed in 2018 including new light panels
- Eaves height of 5.5 metres



C Warehouse 2, 8 Ashton Road

Warehouse, Offices

34,026 sq ft

- Modern detached warehouse
- 8.23m eaves
- Two level access loading doors, one that benefits from a canopy
- Perimeter palisade fencing
- Racking in-situ
- Three story offices and showroom (5,837 sq ft)
- Potential to combine with Warehouse 1 to give a total 58,168 sq ft plus adjoining yard, if required



D Warehouse 1, 8 Ashton Road

Warehouse, Offices & Showroom

24,142 sq ft

- Modern detached warehouse
- Small office content
- One level access loading door
- Perimeter palisade fencing
- Racking in-situ
- 1,000 sq ft office space
- Eaves height of 5.0 metres
- Potential to combine with Warehouse 2 to give a total 58,168 sq ft
- Can be let with adjoining yard (up to 1.386 acres available)
- Fully serviced, supplies to main services provided
- Concrete hard standing
- Can be split to satisfy prospective occupiers' requirement



Availability / asking terms

Please refer to the enclosed availability scheme.

VAT

The subjects are elected for VAT.

Viewing & further information

Strictly via the joint letting agents;

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