



FOR SALE

INDUSTRIAL UNIT

15 Southcroft Road, Rutherglen, G73 1SP

Well positioned within an established industrial area.

Stand alone industrial unit.

Easy access to M74 and the larger motorway network.

Total Gross Internal area of 1,105.26 sq.m. (11,891 sq.ft.) approx.

Offers in excess of £310,000, exclusive of VAT.

LOCATION

The subjects are situated within Rutherglen, and a short distance south of Shawfield Industrial Estate. Shawfield is a long established industrial estate, situated 3 miles to the south east of Glasgow City Centre and a short distance north of Rutherglen town centre.

The subjects are situated on the south western side of Southcroft Road, a short distance from its junction with Glasgow Road, the principal thoroughfare from Glasgow through Shawfield and onto Rutherglen.

Surrounding occupiers include Arnold Clark, ATS Euromaster and Jewson.

The property is situated a short distance from Junction 1A of the M74 extension, this provides access onto the M8, M77 and to Scotland's motorway network.

The approximate location of the subjects are as shown on the attached location plan.

DESCRIPTION

The property comprises a detached industrial unit of traditional construction to a steel frame design surmounted by a pitched roof. The front elevation provides a single storey office block of brick and block construction beneath a flat roof.

Internally, the office block has been sub-divided into smaller offices and meeting rooms while the rear industrial section of the property has an area of open plan storage/workshop while the rear of this section has been divided to create cellular workshops and storage space with mezzanine level storage above.

FLOOR AREA

We calculate the property to extend to the following Gross Internal floor area:-

| | | |
|--|-----------------------|-------------------------|
| Front Office Block | 250 sq.m. | (2,697 sq. ft.) |
| Workshop | 399.2 sq.m. | (4,297 sq. ft.) |
| Rear Workshop/Store (including mezzanine) | 638.85 sq.m. | (6,876 sq. ft.) |
| Total | 1,105.26 sq.m. | (11,891 sq. ft.) |

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £33,250.

Please note that a new occupier has the right to appeal the current assessment.



PRICE

Offers in excess of £310,000 are invited for our clients heritable interest in the subject property, exclusive of VAT (if applicable).

VAT

For the avoidance of doubt all figures and prices are quoted exclusive of VAT.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

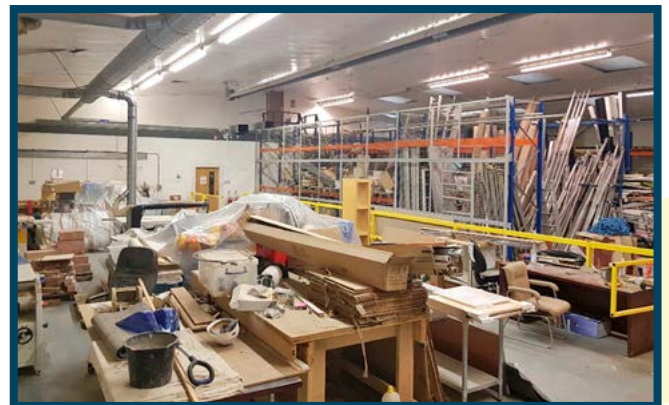
| | |
|--------------------------------|-------------------------------|
| Alister Gibson | Claire Hutton |
| T: 0141 352 6415 | T: 0141 352 6406 |
| E: alister.gibson@dmhall.co.uk | E: claire.hutton@dmhall.co.uk |

DATE OF PUBLICATION

February 2019

REFERENCE

WSA1552



IMPORTANT NOTE

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

- 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.
- 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.
- 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.
- All prices, premiums and rents quoted are exclusive of VAT.
- 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.
- 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.