

MODERN INDUSTRIAL UNIT WITH YARD

- > EXCELLENT CONNECTIVITY TO M74 MOTORWAY NETWORK AND BEYOND
- > POPULAR INDUSTRIAL LOCATION
- > LARGE SECURE SURFACED YARD AREA
- > GIA – **618.95 SQ M (6,660 SQ FT)**
- > YARD AREA – APPROX. 0.24 ACRES
- > **RENT: £30,000 PA**

TO LET

UNIT 3, 16 BARONALD STREET, GLASGOW, G73 1AH

CONTACT: Adam Honeyman MA (Hons) MRICS a.honeyman@shepherd.co.uk 0141 331 2807 www.shepherd.co.uk



LOCATION

The subjects are located on Baronald Street, within the Rutherglen area of Glasgow, some 6 miles to the south-west of the City Centre.

More specifically, the subjects are situated within a modern light industrial estate towards the east end of Baronald Street, with access taken directly from the street itself. The subjects benefit from excellent transport links, Baronald Street runs adjacent to the busy junction of Dalmarnock Road, Farmloan Road and Cambuslang Road, which carries a large volume of vehicular traffic to and from the city. Connectivity to the M74 Motorway and wider national road networks is also easily accessible from the subjects. Public transport links are provided, with a number of local bus routes serving to and from the city centre. Rutherglen Railway station is also located a short distance to the south.



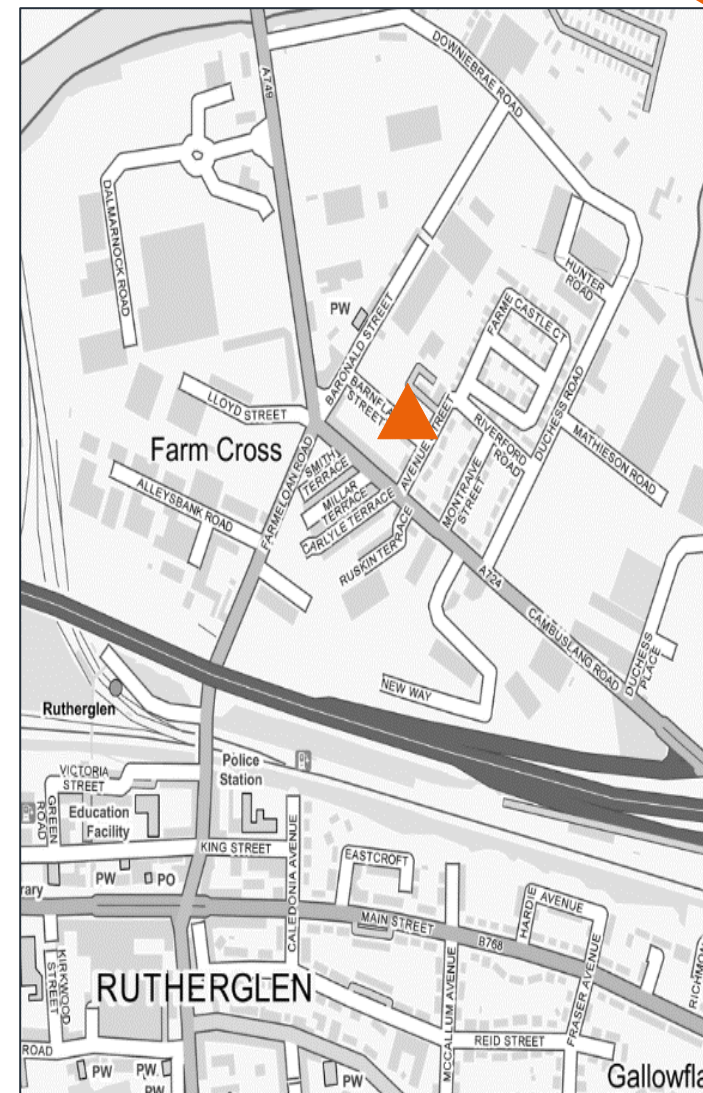
DESCRIPTION

The subjects comprise of a large detached workshop and office building of modern steel portal frame and brick construction. The subjects further benefit from a spacious external and fully enclosed yard area.

Internally, the office accommodation is fitted out to a modern standard, in keeping with the age of the subjects. The office accommodation consists primarily of partitioned office space, with staff welfare facilities including kitchen and w.c. facilities also provided for.

The workshop space has a screeded concrete floor finish, with a pitched profile sheeted roof over. Access to the workshop is provided via an electric roller shutter door.

The attractive external yard areas are surfaced and secured by steel perimeter fencing.



The location map is for illustrative purposes only.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 31 Byres Road, Glasgow, G11 5RD

Adam Honeyman MA (Hons) MRICS a.honeyman@shepherd.co.uk/0141 331 2807 / 07720 466 035

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

RENT

£30,000 per annum exclusive of VAT at the prevailing rate.

LEASE TERMS

The subjects are currently leased by Trad Safety Systems Ltd, on FRI terms with a lease expiry on the 8th October, 2024. Our clients intention is to assign their leasehold interest in the subjects.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rate of £22,000 per annum. We would point out that an incoming occupier would have the ability to appeal this figure.

VAT

Unless otherwise stated, all pries, premiums and rentals are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be made available upon request.

ANTI MONEY LAUNDERING REGULATIONS

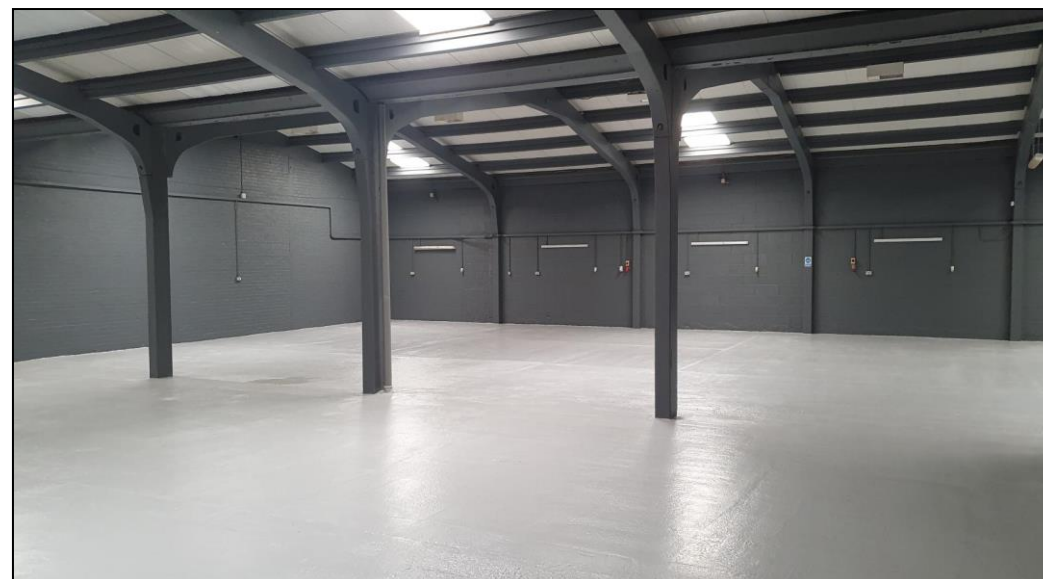
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

SITE AREA

We calculate the site area to extend to approximately 0.24 Acres or thereby.

ACCOMMODATION	SqM	SqFt
Offices	132.31	1,424
Workshop	486.64	5,236
TOTAL	618.95	6,660

The above areas, which have been calculated from on site measurements have been calculated on a Gross Internal area in line with the RICS Property Measurement Professional Statement (2nd Edition) and the RICS Code of Measuring Practice (6th Edition).



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 31 Byres Road, Glasgow, G11 5RD

Adam Honeyman MA (Hons) MRICS a.honeyman@shepherd.co.uk/0141 331 2807 / 07720 466 035

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: JUNE 2021**