



FULLARTON COURT

TO LET

**Unit D now leased
to Keane Premier Healthcare**



MODERN BUSINESS UNIT WITH SECURE YARD

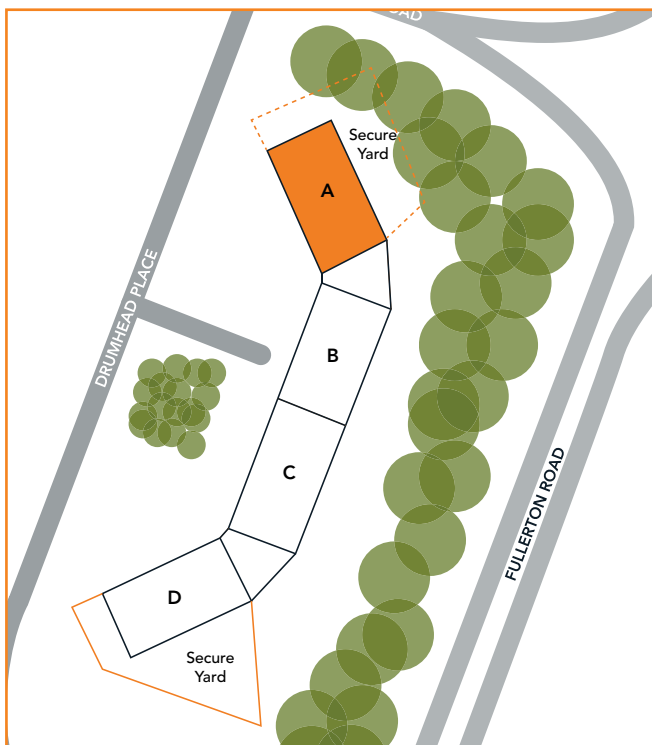
**Unit A, Fullarton Court,
3 Drumhead Place,
Cambuslang Investment Park,
Glasgow, G32 8EY**

- 3,300 sq. ft. (306.5 sq. m.) G.I.A.
- New fenced, tarmacadam surfaced yard to the side and rear of the property.
- Immediate access to/from M74 motorway at Junction 2A.
- Easy links to Glasgow city centre.
- Private car parking.
- Suitable for a variety of uses.





FULLARTON COURT



LOCATION

Fullarton Court is located on Drumhead Place within Cambuslang Investment Park, approximately 5 miles to the south east of Glasgow city centre, almost immediately adjacent to Junction 2A of the M74 motorway, accessed via Fullarton Road and Drumhead Road.

Fullarton Court forms an arc-shaped terraced block of four units, lying to the east side of Drumhead Place, with Unit A occupying an end of the terrace position.

DESCRIPTION

The property is a modern business unit, of masonry construction under a pitched corrugated steel roof, currently fitted out to provide a mix of open plan and cellular office space, and with car parking directly to the front. In addition, a fenced and gated tarmac surfaced yard lies to the side and rear of Unit A, which can be used for storage or vehicle parking.

The terrace has been formed to provide entrance areas and male and female toilets shared with the occupier of Unit B.

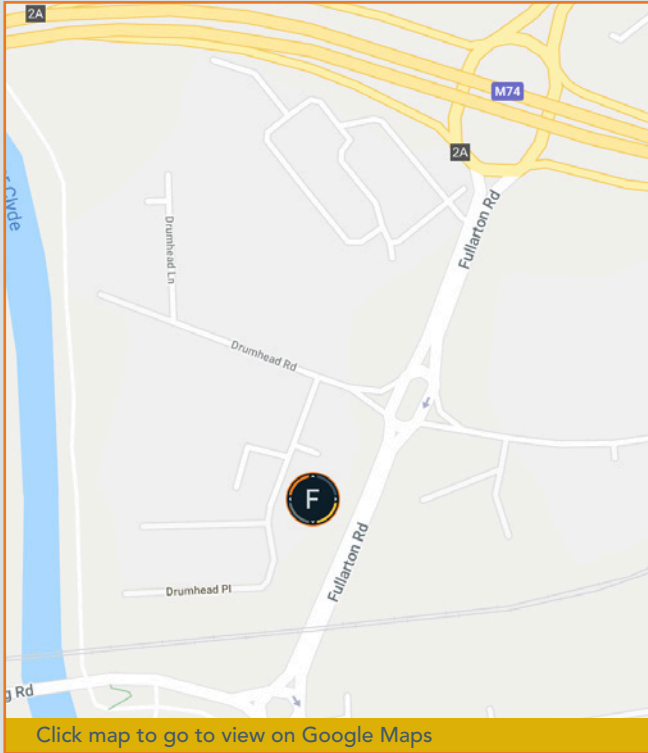
Six private car parking spaces will be allocated to the property.

ACCOMMODATION

We have measured Unit A in accordance with the RICS Code of Measuring Practice and calculate the property to have a gross internal floor area of approximately 3,300 sq. ft. (306.5 sq. m.).



FULLARTON COURT



AVAILABILITY & OCCUPATIONAL COSTS

The property, in its existing layout is available for lease with an annual rent of £30,000 + VAT. Presently, the annual service charge is budgeted at approximately £9,728.30 + VAT (£3.01 per sq. ft.). Rent and service charge are payable quarterly in advance.

ENERGY PERFORMANCE CERTIFICATES

A copy of the certificates are available upon request.

LOCAL AUTHORITY RATES

Unit A has a Rateable Value of £30,500.

The uniform business rate for 2019/20 set at £0.49 and payment of property rates and water & sewerage rates are the occupiers' responsibility.

Interested parties should make their own enquiries with the Local Assessor and further information is available at www.saa.gov.uk.

LEGAL COSTS

Each party will bear their own legal costs in the documentation of the transaction and, in the usual manner, the in-going occupier will be responsible for registration fees and any Land & Buildings Transaction Tax.

DATE OF ENTRY

Both properties are available immediately upon conclusion of missives.

VAT

All rent and outgoings are subject to VAT at the prevailing rate.





FULLARTON COURT



VIEWING

For viewings or further information, please contact:



Stephen St. Clair
stephen.stclair@rosslynproperty.com
Tel: 07795 426771



John Grewar
john@cargillproperty.com
Tel: 07789 151218

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rosslyn Property Ltd & Savills, in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rosslyn Property Ltd, nor Savills has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Publication Date: JUNE 2019