



**TWO & THREE  
RUTHERGLEN LINKS  
G73 1DF**

## **TO LET OUTSTANDING CONTEMPORARY OFFICE SPACE WITH DEDICATED CAR PARKING**

- From 136 sq m (1,463 sq ft) to 1,128 sq m (12,143 sq ft)
- Building layouts designed to maximise flexibility with opportunity for single or multiple occupancy
- Close proximity to transport networks including Rutherglen Train Station, M74 Junction 2, local bus services and walking / cycling networks



# 2 HIGH QUALITY OFFICE PAVILIONS RUTHERGLEN LINKS BUSINESS PARK

Two and Three Rutherglen Links comprises a 2 storey office pavilion development, scheduled for delivery in Spring 2020. Each two storey pavilion is capable of accommodating a range of occupier requirements and offer generous levels of dedicated car parking, including accessible spaces and provision for electric charging.

Early enquiries for lease are invited.

Already home to SPIE, Ford, Screwfix, Transcanada Turbines and Eurocell, Rutherglen Links Business Park benefits from unrivalled connectivity to Glasgow city centre and to the national motorway network via Junction 2 of the M74 motorway which is only 900m away. Excellent leisure and retail offers are located within the immediate area and in nearby Rutherglen Town Centre.

## SPECIFICATION

- Double height entrance lobby with communal welfare facilities
- 8-person lift
- Fully accessible and DDA compliant
- BREEAM excellent rating targeted
- External courtyard providing ideal break out spaces
- 48-space private car park accessed via controlled security barrier
- Integrated covered bicycle storage with two tier racks
- Opportunity for occupants' signage/branding
- Locker room and drying racks within each pavilion
- Fully accessible shower rooms within each pavilion

## SCHEDULE OF ACCOMMODATION

### TWO RUTHERGLEN LINKS

	SQ M	SQ FT
First Floor	290	3,124
Ground Floor	292	3,148
<b>Total</b>	<b>583</b>	<b>6,272</b>

\*Suites from 1,556 sq ft available

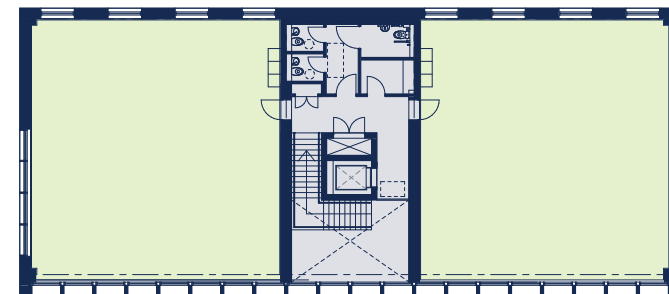
### THREE RUTHERGLEN LINKS

	SQ M	SQ FT
First Floor	272	2,928
Ground Floor	273	2,943
<b>Total</b>	<b>545</b>	<b>5,871</b>

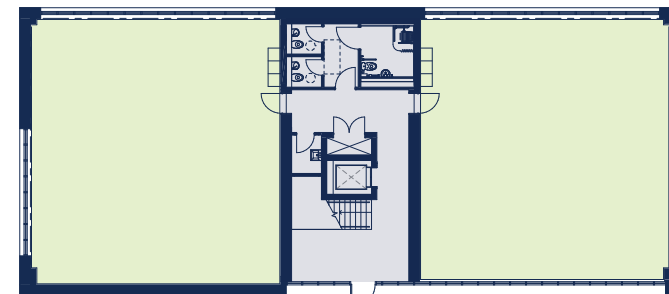
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## TWO RUTHERGLEN LINKS

### First Floor

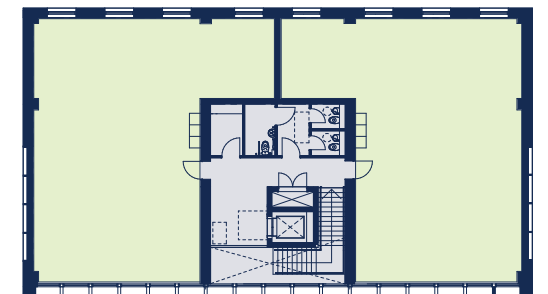


### Ground Floor

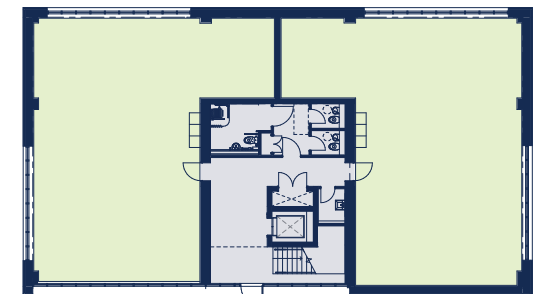


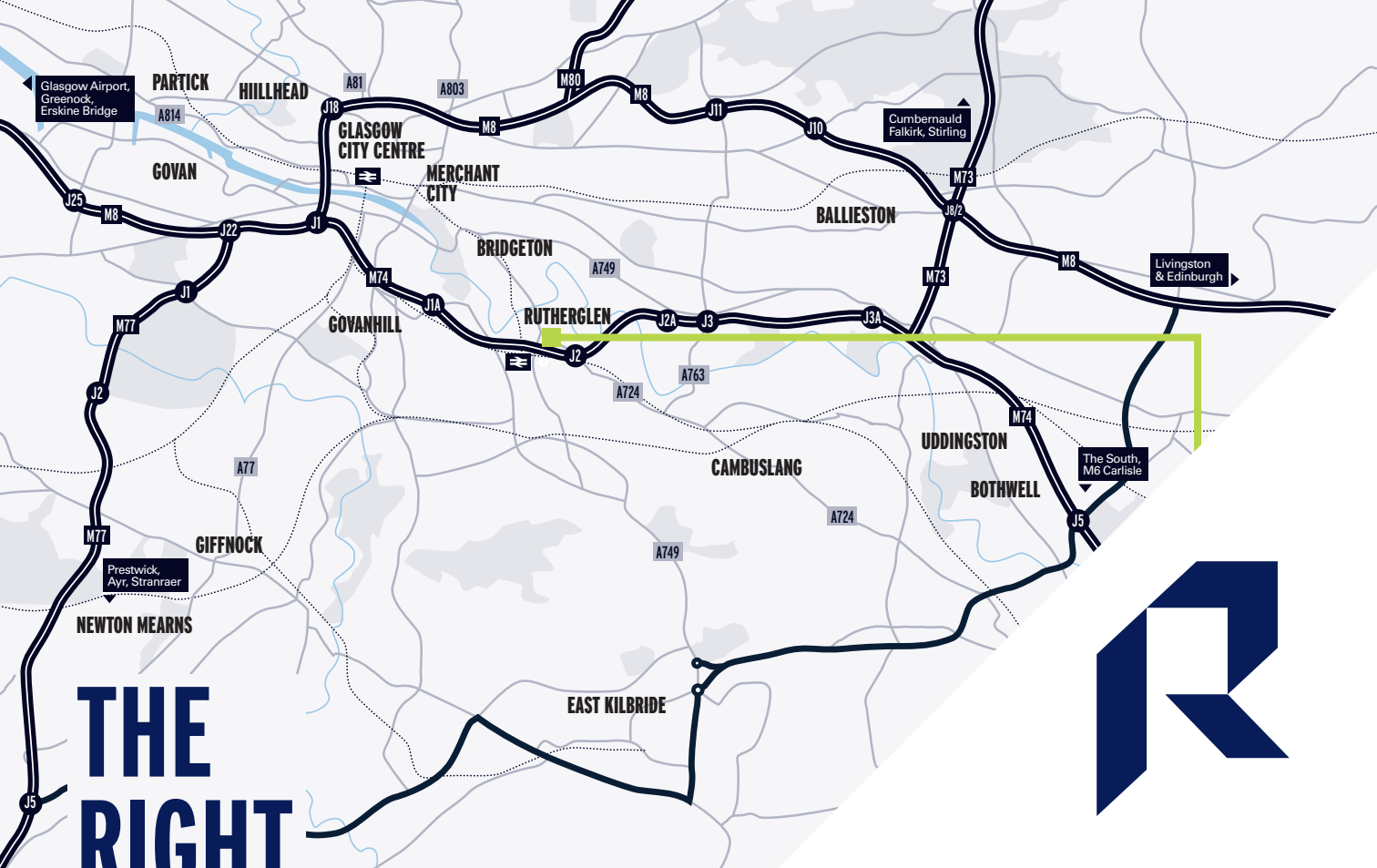
## THREE RUTHERGLEN LINKS

### First Floor



### Ground Floor





# THE RIGHT LINKS

Rutherglen Links is in the ideal location for superb connectivity.



**ROAD**

National Motorway Network within 3 minutes, adjacent to Junction 2 of the M74. Glasgow City Centre in under 15 minutes. Excellent onsite private parking provision.



**BUS**

Regular services from main streets nearby to Glasgow City Centre and many local connections.



**AIR**

M74 connects to the Central Scotland motorway network making Glasgow, Prestwick and Edinburgh airports easily accessible. Drive time to Glasgow Airport is approximately 15 minutes.



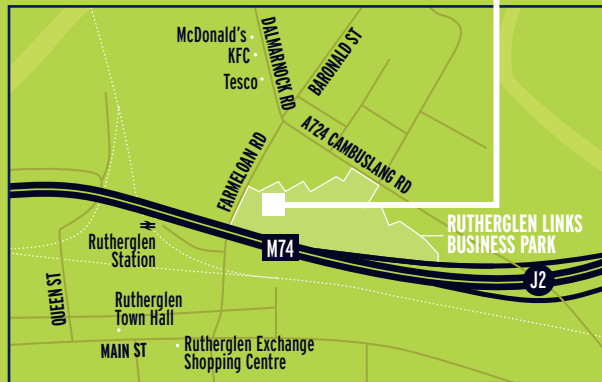
**RAIL**

3 minutes walk to Rutherglen Station; 6 minutes to Glasgow Argyle Street; 9 minutes to Glasgow Central with onward connections across Scotland and UK-wide.



**CYCLE**

Cycle parking onsite. Easy access to National Cycle Route 75. Shower facilities available.



SAT NAV: 673 1DF

## FURTHER INFORMATION

**Lambert  
Smith  
Hampton**

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www.lsh.co.uk

**AVISON  
YOUNG**

0141 300 8000  
avisonyoung.co.uk