

DM HALL

chartered surveyors

office

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TO LET

MODERN OFFICE SUITE

[Aspire Business Centre, Farmeloan Road, Rutherglen, G73 1DL](#)

- Second floor suite, newly refurbished and high specification.
- Dedicated parking.
- Use of communal training room facility.
- Net internal area of 126.06 sq.m (1,357 sq.ft), approx.
- EPC Rating E
- Quoting rent - £12,000 per annum.

Commercial Department

14 Newton Place, Glasgow, G3 7PY **0141 332 8615**

LOCATION

The subjects are located at the corner of Main Street and Farmloan Road at the eastern end of Rutherglen town centre, approximately 5 miles south west of Glasgow city centre.

The subjects benefit from excellent transport links with regular bus services along Main Street, and Rutherglen Station being within a short walking distance

In addition, the property is located a short distance from the M74 extension, providing easy access to the wider motorway network.

The subjects also benefit from proximity to all local shopping amenities.

The location of the subjects is highlighted on the attached location plan.

DESCRIPTION

The subjects comprise a second floor office suite within the former Rutherglen Parish Church, a Category B listed building which was refurbished in 2003 to provide high specification, modern, open plan office space throughout.

The available suite provides open plan accommodation, carpeted, air conditioned, with glazed elevations and high specification anti-glare lighting. A passenger lift provides fully disabled access throughout the building.

The suite is served by shared W/C facilities and kitchen/tea prep area.

FLOOR AREAS

According to measurements taken on site, we estimate the net internal area of the property to be as 126.06 sq.m (1,375 sq.ft).

LEASE TERMS

Our clients are looking to lease the property on the basis of a new full Repairing and Insuring lease for a period to be mutually agreed.

Rental offers in the region of £12,000 per annum are invited.

SERVICE CHARGE

A service charge will be levied on a rate per square foot basis and includes maintenance of the building, heating and power to the common areas, cleaning of the common areas, security and CCTV system, fire alarms and buildings insurance. Further information is available upon request.

RATING ASSESSMENT

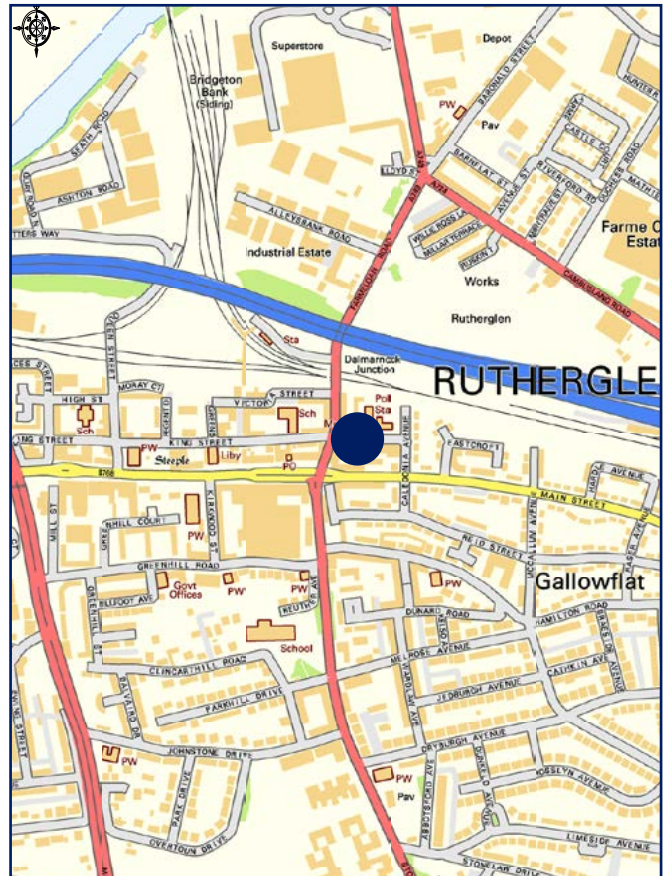
From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £13,500.

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

ENERGY PERFORMANCE

The energy performance rating of the subjects is E.

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



VAT

All prices quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing is strictly by appointment and arrangements should be made by contacting Stephen McIntyre or Anthony Zdanowicz of DM Hall Chartered Surveyors on 0141 332 8615 or by email stephen.mcintyre@dmhall.co.uk / anthony.zdanowicz@dmhall.co.uk.

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