

**13/15 BOUVERIE STREET
RUTHERGLEN
GLASGOW G73 2RY**



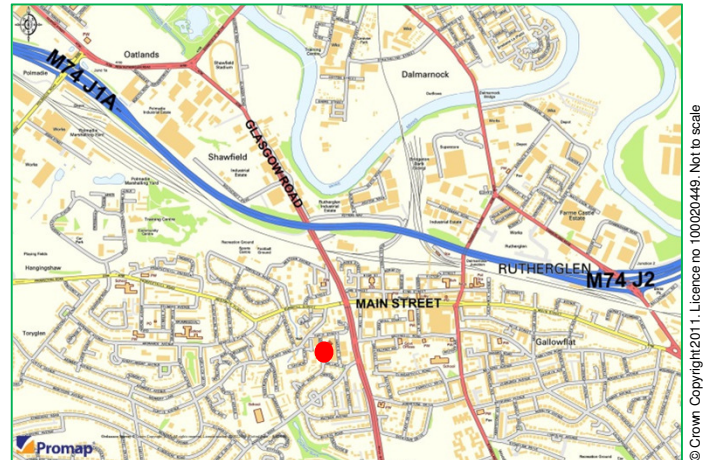
TO LET
INDUSTRIAL UNIT WITH OFFICES & SECURE YARD
Total of 912.86 sq m (9,826 sq ft)



Warehouse, Offices and Secure Yard

- **warehouse suitable for trade counter/ storage/manufacturing**
- **mixture of open plan and private offices**
- **secure yard and parking**
- **additional on-street parking available**
- **flexible lease terms**
- **good public transport links and staff amenities nearby**
- **excellent road links, with quick access to nearby junctions 1A, 2 and 2A of the M74 motorway**

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Location

The property is located on the eastern side of Bouverie Street in Rutherglen close to Cathcart Road and a short walk from Rutherglen town centre. It is conveniently located for access to the M74 being a short distance from junctions 1A, 2 and 2A.

There are regular bus services nearby and an array of staff amenities.

Description

The subjects comprise a warehouse together with adjoining offices. The warehouse provides good quality accommodation which may be suitable for storage or manufacturing purposes. The offices provide a combination of open plan and private offices together with WC's and welfare facilities.

There is a good sized secure, surfaced yard and dedicated parking. In addition, ample on-street parking is available.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following internal areas:

	Sq M	Sq Ft
Warehouse GIA	610.22	6,570
Mezzanine GIA	77.90	839
Main Offices NIA	224.59	2,417
Total	912.86	9,826

Terms

The subjects are available to lease on standard full repairing and insuring terms. Our clients may consider short lets on a flexible basis.

Further details available on request.

Rateable Value

The subjects are entered in the 2017 Valuation Roll with the following Rateable Value:

Factory	£21,750 NAV/RV
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EPC

Available upon request

Viewing / Further Information

Please contact the sole agents, Gerald Eve LLP

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