



TO LET

INDUSTRIAL PREMISES

Unit 5 & 6, Duchess Industrial Estate, Hunter Road
Rutherglen, G73 1LB

Mid-terraced industrial premises.

Within well let Duchess Industrial Estate.

Significant warehouse space, with mezzanine storage.

Overall gross internal area 619.33sq.m (6,667sq.ft).

Secured yard area (0.15 acres)

Rental offers in excess of £30,000 per annum.

LOCATION

The subjects are located on the south side of Hunter Road within Duchess Industrial Estate, which lies a short distance to the north east of Rutherglen and close by the junctions of Dalmarnock Road, Farmloan Road and Cambuslang Road.

Junction 2 of the M74 extension lies a short distance to the south, accessed via Cambuslang Road and provides excellent motorway access to Glasgow City Centre, the airport to the west and onwards to the Central Scotland motorway network to the east.

The approximate location of the subjects is as shown on the appended street plan.

DESCRIPTION

The subjects comprise a mid-terrace industrial building of steel frame construction, solid concrete flooring and clad roofing with translucent panels.

Vehicular access to the units is via two full height steel roller shutters set in the front elevations. Whilst access to the office and staff areas can be accessed through single timber doors secured by metal roller shutters.

Internally, unit 5 provides offices over two floors, staff accommodation, a 'trade counter' with pedestrian access to the front and warehouse storage to the side and rear. Unit 6 provides warehouse with mezzanine storage to the rear.

A staircase affords access to the mezzanine area currently used for office space and storage.

The subjects have clear eaves at 3.8m and an apex height of 5.5m

The unit also benefits from car parking to the front and a secure yard to the side totalling 0.15 acres. The yard is surrounded by palisade fencing.

ACCOMMODATION

According to measurements taken at the time of our internal inspection, we calculate that the following areas are afforded on a gross internal basis:

Unit 5		
Ground	164.15 sq.m	(1,767 sq.ft)
Mezzanine Level	141.26 sq.m	(1,521 sq.ft)
Unit 6		
Ground	215.61 sq.m	(2,321 sq.ft)
Mezzanine Level	98.31 sq.m	(1,058 sq.ft)
Total	619.33 sq.m	(6,667 sq.ft)

RATING ASSESSMENT

Units 5, 6 and 7 are entered in the current Valuation Roll at a Rateable Value of £25,250 in its entirety.

Should the units be subdivided, the ingoing occupier will have the right to appeal against this assessment and achieve rates relief through the Small Business Bonus Scheme.

LEASE TERMS

Rental offers in excess of £30,000 per annum are invited.

Our client's preference is for a minimum of 5 years lease duration, subject to standard Full Repairing and Insuring terms.

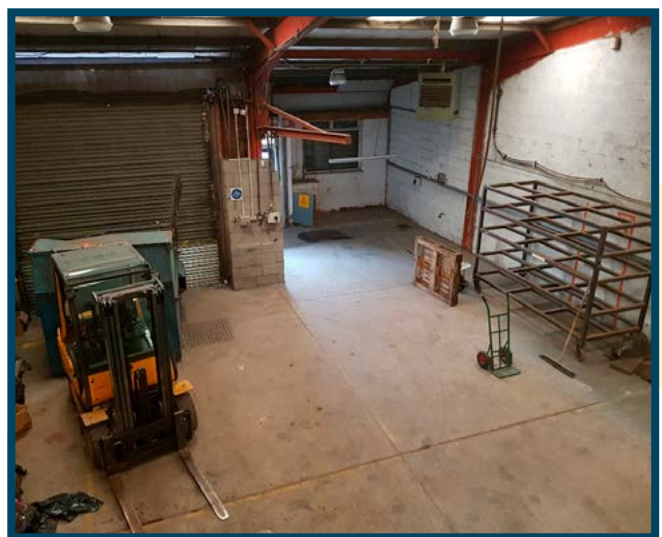
ENERGY PERFORMANCE

Sight of the Energy Performance Certificate (EPC) for the subjects can be made available upon request.

LEGAL COSTS

Each party will be responsible for all legal costs incurred in the transaction.

An ingoing tenant will be responsible for any registration dues and Stamp Duty Land Tax incurred.



VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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