DM HALL

To Let

Serviced Office



Aspire Business Centre, 16 Farmeloan Road, Glasgow G73 1DL

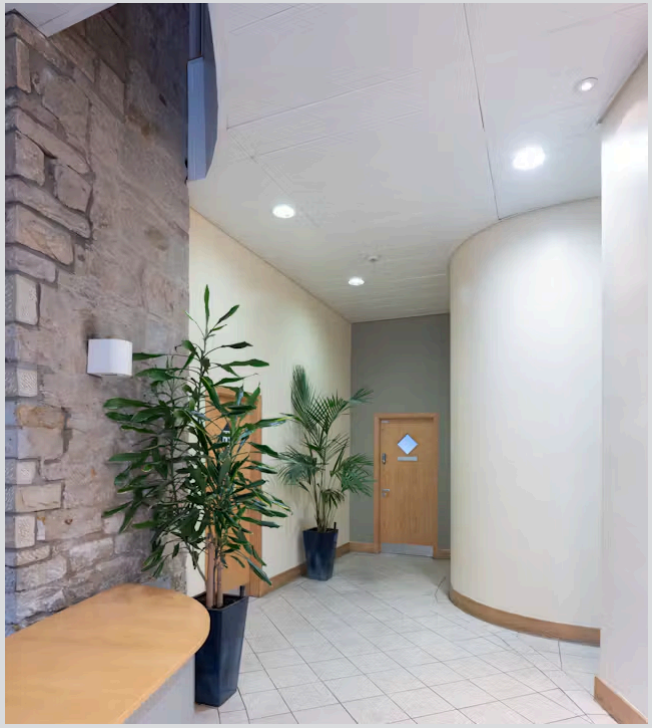
63.64 to 180.98 sq m
(685 to 1,948 sq ft)

- Grade B former Rutherglen Parish Church
- Prominent corner location within Rutherglen Town Centre.
- Flexible serviced offices over 4 storeys.
- Separate meeting room available upon request.
- Manned reception desk.

LOCATION

The subjects are located at the corner of Main Street and Farmeloan 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.









FLOOR AREA

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
Suite 3	685	63.64	£8,600 /annum
Suite 10	1,263	117.34	£13,500 /annum
Total	**1,948**	**180.98**	

DESCRIPTION

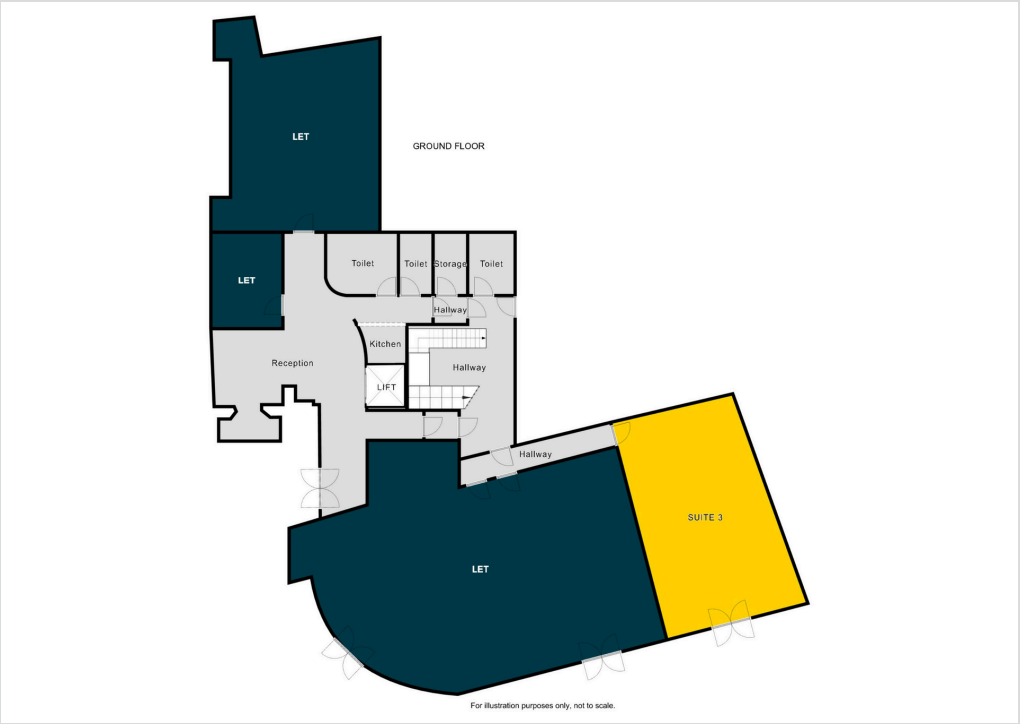
The office adjoin the former Rutherglen Parish Church, which was refurbished in 2003 to provide high specification, modern open-plan
office space throughout.

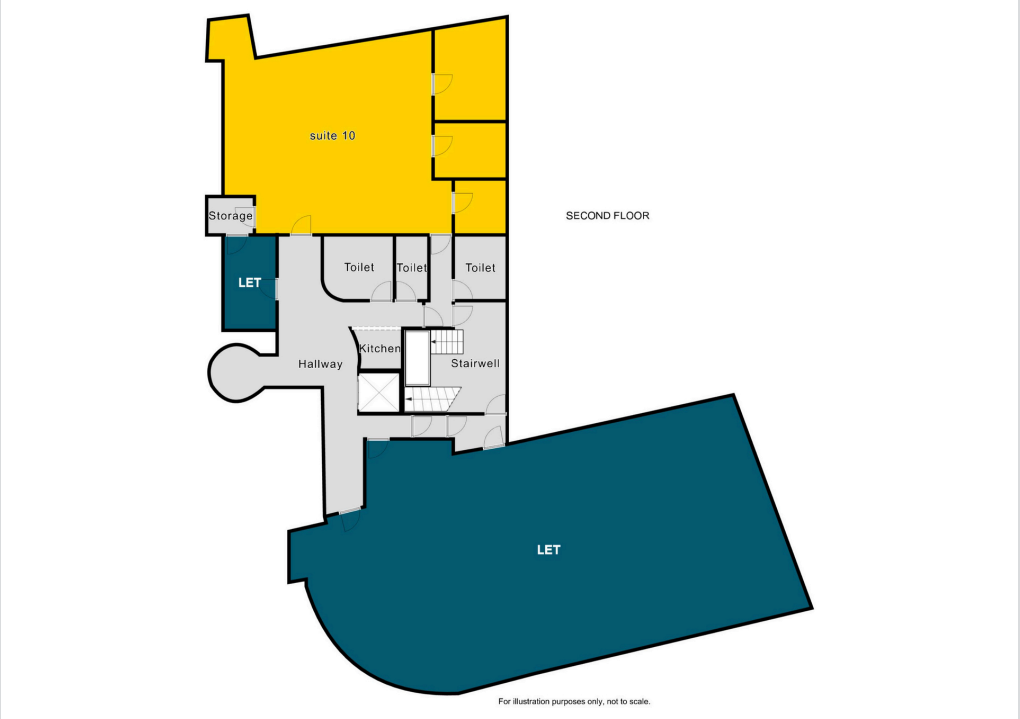
A passenger lift provides fully disabled access to the upper floors whilst a manned commissionaire/reception area provides a welcoming entrance for visitors.

Each floor provides male and female toilet facilities, tea preparation area and break out accommodation.

SERVICE CHARGE

A service charge will be levied on a rate per sq.ft. basis. It includes maintenance of the building, cleaning, heating and power to the common areas, manned reception, security and CCTV systems, fire alarms and buildings insurance. Further information is available on request.





TERMS
Available on new full repairing and insuring leases.

EPC
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT
All prices quoted are exclusive of VAT which may be chargeable

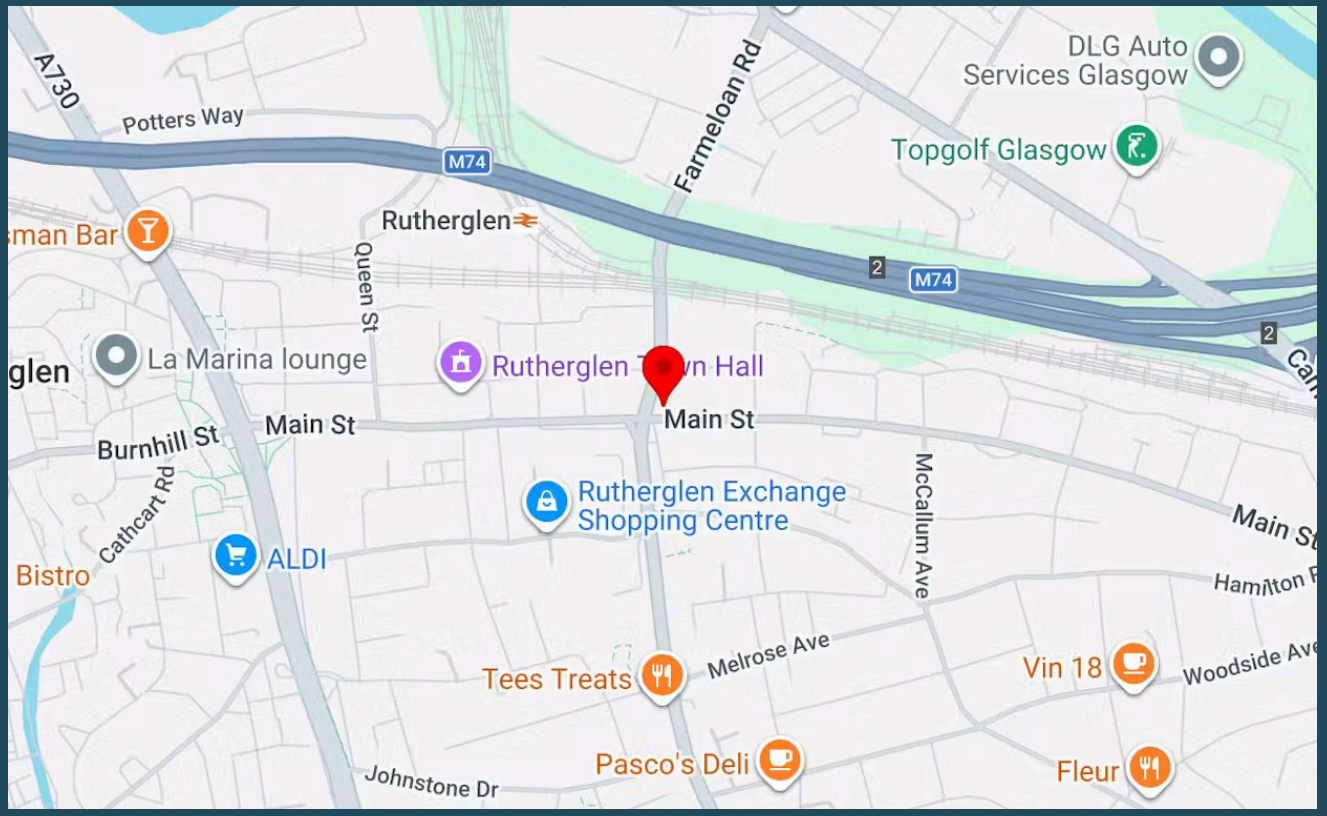
NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: WSA3089

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