TO LET - INDUSTRIAL / URBAN LOGISTICS

WAREHOUSE 2, 8 ASHTON ROAD,

RUTHERGLEN, GLASGOW, G73 1UB

KEY HIGHLIGHTS

- 34,026 sq ft
- Modern well-presented warehouse accommodation
- 8.8M Eaves rising to 9.95M at apex
- Immediate M74 motorway access via Junction 1A Polmadie
- Available for immediate occupation
- Benefits from shared secure yard
- Scope to combine with Warehouse 1 to give a total of 58,168 sq ft
- Neighbouring occupiers include Independent Glass, Centrado, Touch-Ups and South Lanarkshire Council

SUMMARY

Available Size	34,026 sq ft
Rent	Rent on application
Rates Payable	£100,536 per annum
Rateable Value	£177,000
Estate Charge	N/A
EPC Rating	Upon enquiry

DESCRIPTION

Modern standalone warehouse premises of steel portal frame construction on a secure site bound by palisade fencing with shared secure yard space that is shared with the neighbouring building

The building benefits from a modern insulated panel pitched roof incorporating generous light panels allowing for excellent levels of natural daylight

2 x electrically operated vehicle access doors provided

Internally provides well-presented open plan warehouse accommodation with racking and large walk-in cold store

3 x storey office block providing well finished accommodation offering a mixture of open-plan and cellular accommodation complete with male, female WCs and kitchen tea prep area

Scope to combine with Warehouse 2 to give a total of 58,168 sq ft.

LOCATION

The subjects are located in Rutherglen which lies just 2.5 miles south of Glasgow City Centre.

Ashton Road is situated off Glasgow Road with Junction 1A of the M74 only 1 mile west that connects with the M73, M77 and M8 beyond.

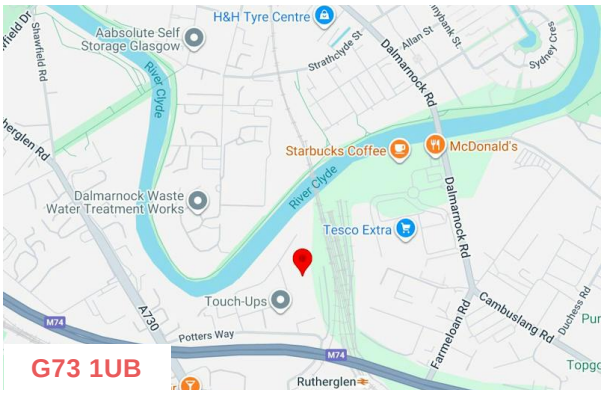
Rutherlgen Railway Station is just a 15-minute walk south whilst regular bus services operate on Glasgow Road.

Neighbouring occupiers include Independent Glass, Centrado, Touch-Ups and South Lanarkshire Council

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Warehouse	28,189	2,618.84	Available
Building - Offices	5,837	542.28	Available
Total	**34,026**	**3,161.12**	



VIEWING & FURTHER INFORMATION

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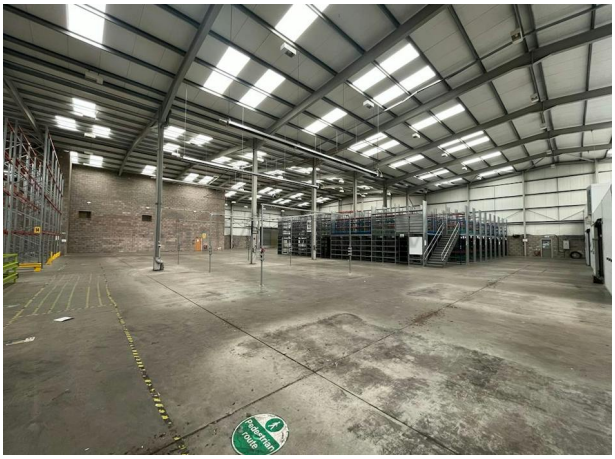

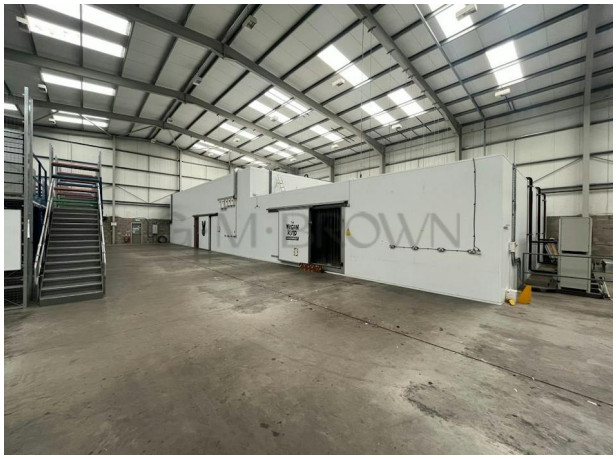

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