

TO LET - INDUSTRIAL

WAREHOUSE 1, 8 ASHTON ROAD
GLASGOW, G73 1UB



KEY HIGHLIGHTS

- 24,142 sq ft
- 5m eaves rising to 6m at the pitch
- Benefits from existing racking system
- Immediate M74 motorway access via Junction1A Polmadie
- Available for immediate occupation
- Scope to combine with Warehouse 2 to give a total of 58,168 sq ft
- Highly convenient location just 2.5 miles from Glasgow City Centre
- New FRI lease available - £120,000 per annum

SUMMARY

Available Size	24,142 sq ft
Rent	£120,000 per annum
Rates Payable	£57,368 per annum
Rateable Value	£101,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone industrial 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.

Internally provides well-presented open-plan warehouse space across two bays with 5m eaves rising to 6m at the pitch.

Single vehicle access door to the front.

The building benefits from a modern insulated panel pitched roof that has been over-clad in recent years.

There is an office / toilet / tea-prep to the front extending to approx 1,000 sq ft.

There is scope to combine with the neighbouring building, Warehouse 2, to provide 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.

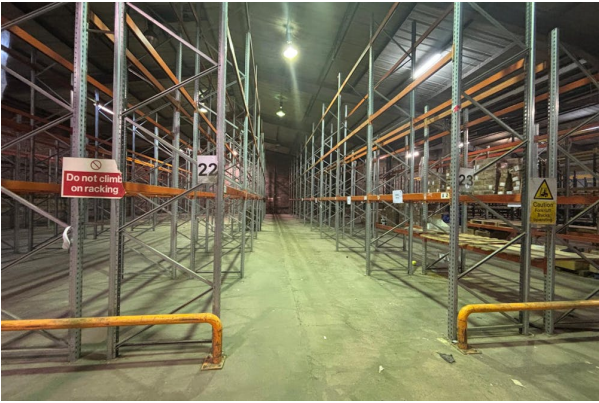
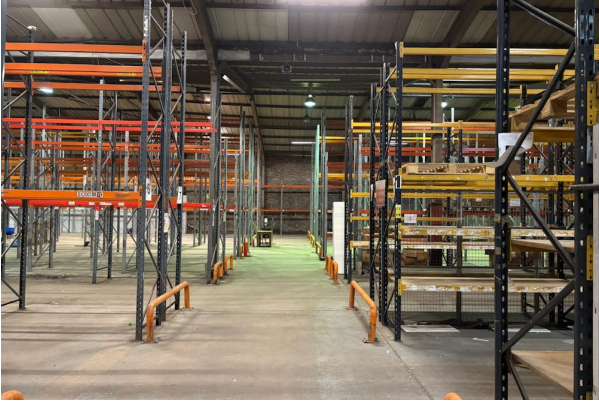
Rutherglen Railway Station is just a 15-minute walk south whilst regular bus services operate on Glasgow Road.

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
Unit - Warehouse 1	24,142	2,242.87	Available
Total	24,142	2,242.87	



VIEWING & FURTHER INFORMATION

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