

Warehouse 2, 8 Ashton Road Rutherglen, G73 1UB



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Rutherglen, Glasgow, G73 1UB.

For Lease



A standalone industrial unit in an established location.

Warehouse 2, 8 Ashton Road is located in the well-established Quay Industrial Estate in Rutherglen, just 3.5 miles south-east of Glasgow City Centre. The estate benefits from convenient motorway access, Junction 1A (Polmadie) of the M74 is located approximately only 1.5 miles west, which in-turn connects with the M73, M77, M80 and M8 beyond.

Nearby public transport links are provided with Rutherglen Railway Station located within walking distance south of the property where direct services to and from Glasgow Central Station are provided. Numerous bus services operate on the nearby Glasgow Road just west of the subjects.

Nearby occupiers include Jewson, Centrado and Sackmaker.

34,026

Square Feet

1.5

Miles to Junction 1A M74

10

Minute drive to Glasgow City Centre

Summary

The subjects comprise a modern, detached warehouse building of steel portal frame construction with high bays and 3-storey office block, yard and parking. The roof and upper section of the walls are clad in profiled metal sheeting, with exposed brickwork to dado height along the external elevations. There is a solid concrete floor throughout.

Some key features include:

- 2 x electric vehicular access doors
- 3 phase power
- Concrete slab flooring
- 8m minimum eaves height
- Service yard / parking area
- Perimeter palisade fencing
- Racking in situ & available to incoming tenants



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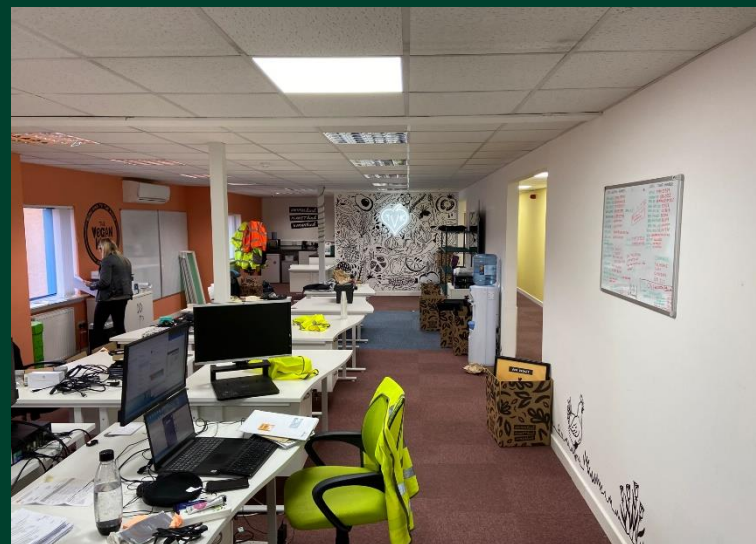
Accommodation

The property has been measured on a Gross Internal Basis (GIA) in accordance with the RICS Code of Measuring Practice 6th Edition as below:

Warehouse: 28,189 sq ft / 2,880 sq m

Offices: 5,837 sq ft / 371.6 sqm

Total: 34,026 sq ft / 3,252 sq m



Disposal Terms

Available on a new lease.

The quoting rent is available on application.

VAT

All prices are quoted exclusive of VAT.

Entry

To be agreed between the parties.

EPC

The EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Contact Us

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