

# McNicol

PROPERTY CONSULTANTS

# TO LET



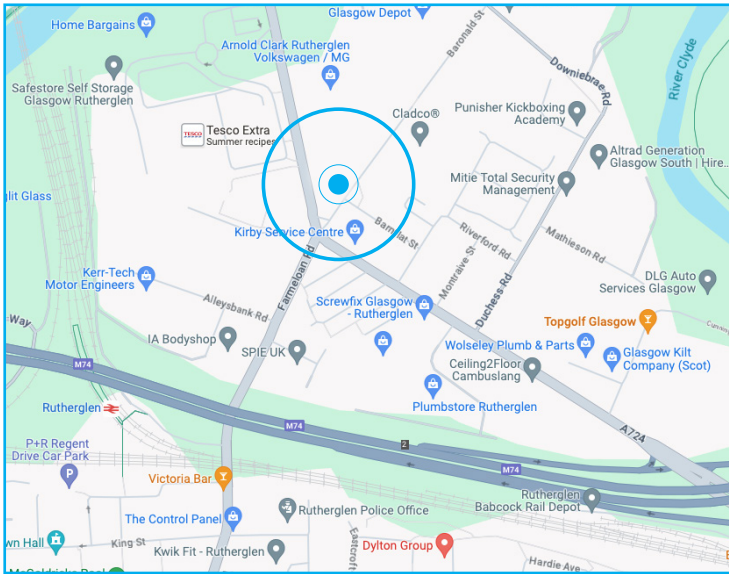
## Industrial Premises with Secure Yard 5 Baronald Street, Rutherglen G73 1AF.

- Two Storey Office / Showroom
- Newly Refurbished
- Large Secure Yard
- Electric Roller Shutter Door
- Close to Junction 2 of the M74
- Fully Alarmed + CCTV

## Location

The subjects are located on the west side of Baronald Street close to its junction with Dalmarnock Road (A749) at the Farme Cross junction within the Rutherglen area of Glasgow, which lies approximately 3 miles south east of Glasgow City Centre.

Surrounding occupiers include Arnold Clark, Tesco Extra and Cladco Ltd. The premises are a very short distance from Junction 2 of the M74, providing immediate access to the motorway network. Rutherglen train station is also a short walk away from the subjects.



## Description

The subject comprises a two storey brick built property with an inter-connecting single storey extension plus large secure yard. The property has been refurbished including a full over-cladding, new double glazed windows, fully rewired and redecorated internally. The roof over the main two storey property is mono pitched and profile sheet clad.

Access to the yard is from a secure gate off Baronald Street which leads to a roller shutter loading bay. Visitor access is from the main building leading to an office / showroom space. The property also benefits from a full alarm system and CCTV.

## Accommodation

We calculate the subjects to have the undernoted gross internal floor areas:

Ground Floor	139.35 sq m	(1,500 sq ft)
First Floor	112.21 sq m	(1,207 sq ft)
Rear Loading	273.14 sq m	(2,939 sq ft)
<b>TOTAL</b>	<b>524.70 sq m</b>	<b>(5,646 sq ft)</b>

## Lease Terms

The property is available on a new FRI lease on terms to be agreed.

## Local Authority Rates

We understand the property has the following Rateable Value:

£9,400

The premises qualify for 100% rates relief under the Small Business Bonus Scheme. Further details can be obtained from South Lanarkshire Council.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

## EPC

A copy of the Energy Performance Certificate is available upon request.



## Viewing And Further Information

Please contact the Sole Letting Agent:  
[scott@mcnicolproperty.co.uk](mailto:scott@mcnicolproperty.co.uk)



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