

Taywood Enterprise Park

Rutherglen, G73 1DR



Key Highlights

- Well located off Junction 2 of the M74
- Unit applicable for 100% Small Business Rates Relief
- Shared yard and car parking
- Office provision within each unit
- Sizes ranging from 1,522 sq. ft. to 2,800 sq. ft. (141.40 sq. m to 260.12 sq. m)

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Location

The premises are located within Rutherglen, south east of Glasgow's city centre close to Junction 2 of the M74 motorway located less than 0.5 miles to the south. Easy access is therefore afforded to Scotland's motorway network.

The property has good public transport links with Rutherglen railway station situated within 0.6 miles and numerous bus services operating on the nearby Cambuslang Road. There is a good level of local amenity with Rutherglen's retail centre situated less than a mile to the south west.

Nearby occupiers include RAC Motor Group, Wolseley Centres Lrd and Manbat Ltd.



Description

Terraced industrial units with the following specification:

- Good level of office provision within
- Vehicular roller shutter door access
- Eaves height of 5m
- Shared car parking and service yard
- Each unit is assessed beneath the threshold and would therefore benefit from 100% small business rates relief.

Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the gross internal area of the subjects to be:

Unit	SQ FT	SQ M
Unit R	1,615	150.04
Unit S	1,550	144.00



Rateable Value

The incoming tenant will be responsible for the payment of local authority rates in the usual manner.

Energy Performance

An EPC is available on request.

Lease Terms

Terms on Application.

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with the sole letting agents. Contact the sole advisers:

Contact

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