

INDUSTRIAL TO LET

Duchess Place

Glasgow, G73 1DR



Key Highlights

- Vehicular roller shutter door access
- Shared yard and car parking provision
- Eaves height of 4.70m
- Prominent location adjacent to the M74
- LED Lighting

5th Floor Cadworks
41 West Campbell Street
Glasgow, G2 6SE

0141 248 7342

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DESCRIPTION

Unit H Taywood Enterprise Park comprises a light industrial unit equating to 1,815 sq. ft. The unit provides an open storage space with LED Lighting and a manual roller shutter door. There are two WC's serving the unit. Externally, there is a communal yard/parking area, which has recently been re-tarmacked.

ACCOMMODATION

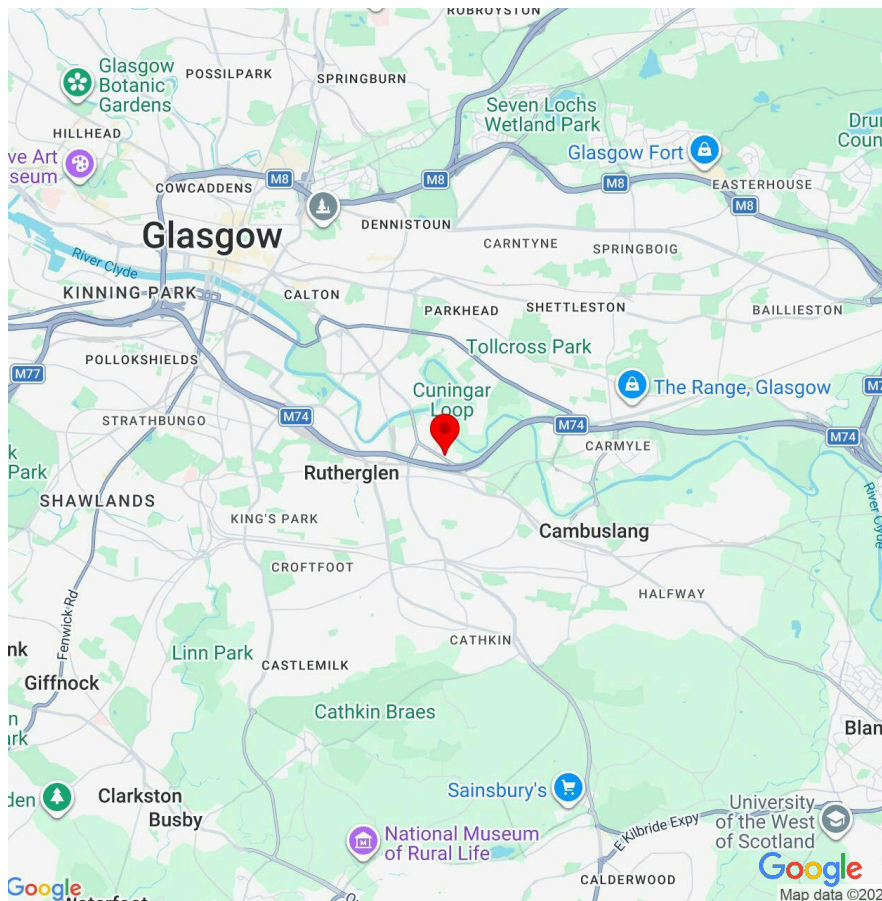
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - H	1,815	169
TOTAL	1,815	169

LOCATION

The premises are located within Rutherglen, south east of Glasgow's city centre close to Junction 2 of the M74. Easy access is therefore afforded to Scotland's motorway network. Rutherglen Railway Station is close by and numerous bus services operate on nearby Cambuslang Road.

Occupiers include RAC Motoring Group, Wolseley and AFG Flooring.

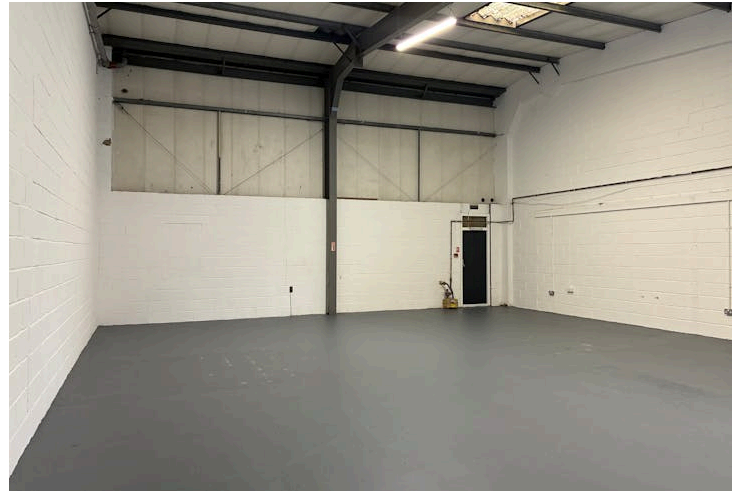
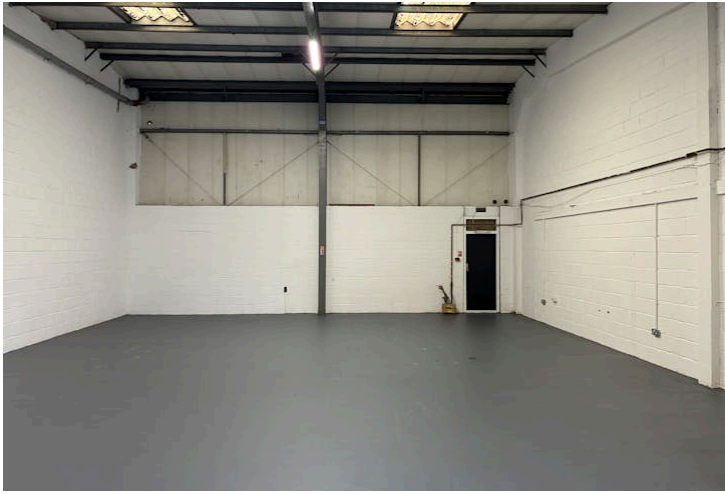


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VIEWINGS

Available on request.

TERMS

Available on request.

BUSINESS RATES

Rateable Value: £15,600

Rates Payable: £7,768.80 per annum

Service charge: £2,178 per annum
2026 Estimate

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

EPC

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LEGAL COSTS & VAT

All parties will be responsible for their own legal costs incurred in the transaction. VAT is payable on all costs quoted.

CONTACTS

For further information
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