

Unit 5 Hunter Road

DUCHESS INDUSTRIAL ESTATE, RUTHERGLEN, G73 1LB

For Sale - Mid-Terraced Industrial Warehouse
2,343 sq ft (217.66 sq m)

Offers over £200,000



savills



KEY HIGHLIGHTS

- 3.86m Eaves
- Office accommodation
- 1x Roller Shutter Door
- Dedicated Loading / Parking

LOCATION

The property is located within Duchess Industrial Estate, Rutherglen, which is accessed off Duchess Road. Rutherglen is centrally located alongside the M74 motorway providing direct access to Central Scotland's motorway network including the M8, M77 and M73. The estate lies to the south-east of Glasgow and is accessed via Junction 2 of the M74 motorway. Glasgow International Airport is within a 20 minute drive from Rutherglen.

The area is home to a range of building sizes throughout and several are occupied by a number of notable organisations including several well known trade-counter operators such as Screwfix, Wolseley and Plumbstore.

DESCRIPTION

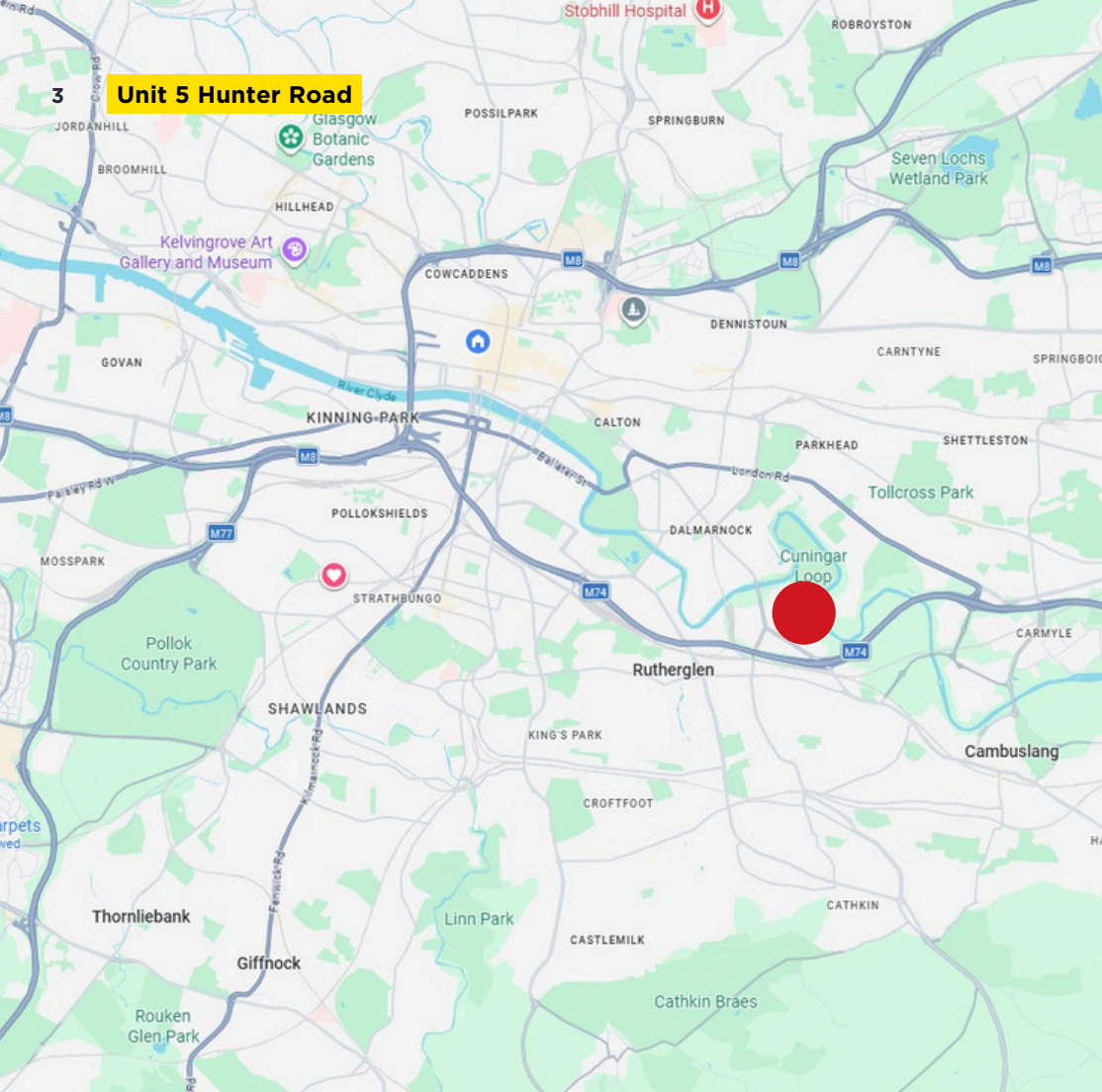
The building comprises a mid terraced light industrial warehouse constructed using a steel portal frame build, with blockwork walls.

The warehouse forms an open plan storage/floor space. Lighting throughout is provided via halogen fitments. The eaves height within the warehouse is 3.86m, rising to 5.50m. The area is accessed via a manually operated roller shutter door. Located off the warehouse is a tea-prep and warehouse WC.

The office accommodation is located to the front and finished with carpet flooring and painted plasterboard walls.

Externally, the subjects benefits from demised car parking as well as loading/unloading facilities.





ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Warehouse	1,705	158.38
Office	638	59.28
Total	<u>2,343</u>	<u>217.66</u>

QUOTING TERMS

The property is available on a Heritable For Sale basis, with an asking price of offers over £200,000.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the purchaser being responsible for all costs associated with Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC certificate is available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £10,300 (April 2023). The proposed 2026 valuation is currently quoted as £16,000 effective from April 2026. An in-going occupier may be able to appeal this figure.

CONTACT

For further information please contact the selling agents on:

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