

**TO LET
WORKSHOP/OFFICES AND SECURE YARD**

Total of 432.31 sq m (4,653 sq ft)



**14 Bouverie Street
Rutherglen
GLASGOW
G73 2RX**

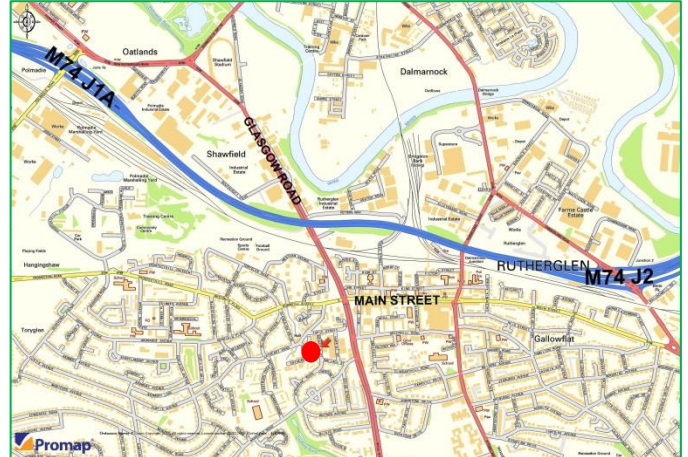
Workshop / Warehouse with Offices

- suitable for office / showroom and similar uses
- mixture of office and workshop space
- secure yard / parking
- ample on-street parking
- flexible lease terms
- good public transport links and staff amenities nearby
- excellent road links, with quick access to nearby junctions 1A, 2 and 2A of the M74 motorway

14 BOUVERIE STREET RUTHERGLEN GLASGOW



GERALDEVE



Location

The property is located on the western side of Bouverie Street in Rutherglen close to Cathcart Road and a short walk from Rutherglen town centre. It is conveniently located for access to the M74 being a short distance from junctions 1A, 2 and 2A.

There are regular bus services nearby and an array of staff amenities.

Description

The subjects comprise a detached workshop currently fitted out with offices and workshop accommodation. The offices provide good quality accommodation with a mixture of private offices and meeting rooms. There are WC's and a kitchen.

In addition, ample on-street parking is available.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following internal areas:

	Sq m	Sq ft
Ground Floor	271.33	2,920
First Floor	160.98	1,733
Total	432.31	4,653

Terms

The subjects are available to lease on standard full repairing and insuring terms. Our clients may consider short lets on flexible terms.

Further details available on request.

Rateable Value

The subjects are entered in the 2017 Valuation Roll with the following Rateable Value:

Factory	*£9,100 NAV/RV
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* Below the Small Business Rates exemption threshold

EPC

Available upon request

Viewing / Further Information

Please contact the sole agents, Gerald Eve LLP

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