

**13/15 BOUVERIE STREET  
RUTHERGLEN  
GLASGOW G73 2RY**



**GERALDEVE**

**TO LET**  
**INDUSTRIAL UNIT WITH OFFICES & SECURE YARD**  
Total of 912.86 sq m (9,826 sq ft)



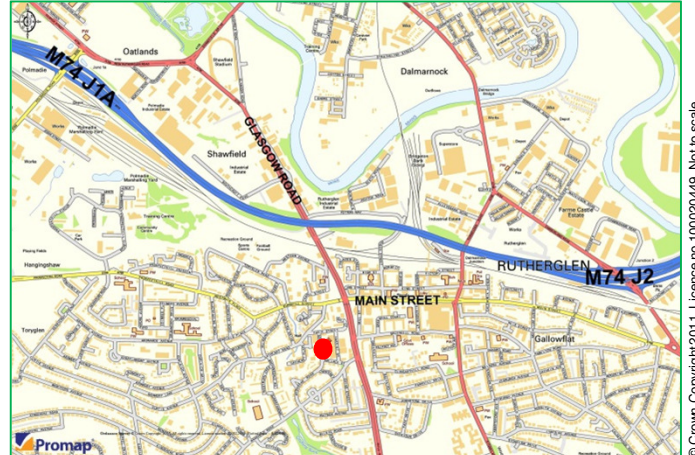
Warehouse, Offices and Secure Yard

- **warehouse suitable for trade counter/ storage/manufacturing**
- **mixture of open plan and private offices**
- **secure yard and parking**
- **additional on-street parking available**
- **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**

# 13/15 BOUVERIE STREET RUTHERGLEN



GERALDEVE



## Location

The property is located on the eastern 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 warehouse together with adjoining offices. The warehouse provides good quality accommodation which may be suitable for storage or manufacturing purposes. The offices provide a combination of open plan and private offices together with WC's and welfare facilities.

There is a good sized secure, surfaced yard and dedicated parking. 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
Warehouse GIA	610.22	6,570
Mezzanine GIA	77.90	839
Main Offices NIA	224.59	2,417
<b>Total</b>	<b>912.86</b>	<b>9,826</b>

## Terms

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

Further details available on request.

## Rateable Value

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

Factory	£21,750 NAV/RV
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## EPC

Available upon request

## Viewing / Further Information

Please contact the sole agents, Gerald Eve LLP

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