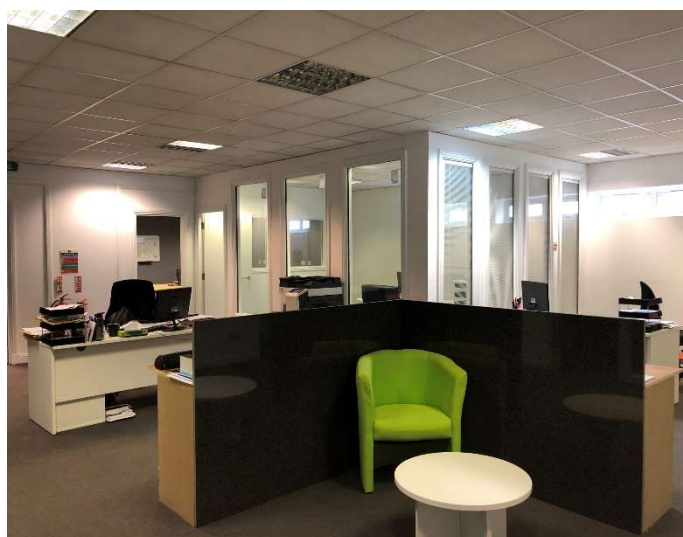


**TO LET**

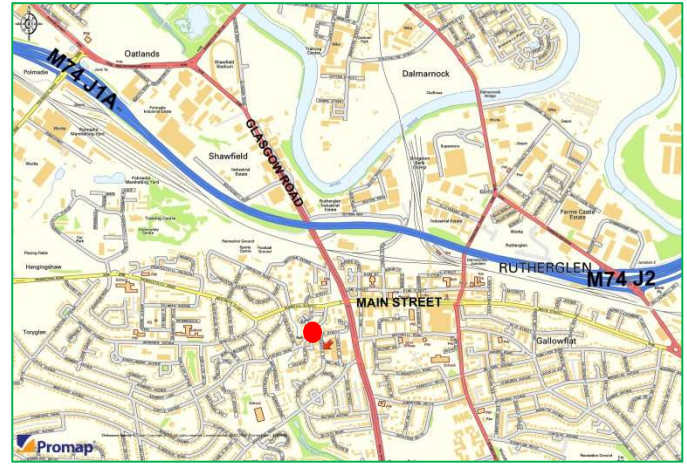
**OFFICES WITH WORKSHOP/STORE AND SECURE YARD**

Total of 233 sq m (2,515 sq ft)



Workshop / Warehouse with Offices

- suitable for office / showroom and similar uses
- mixture of open plan and private offices
- storage / workshop at rear
- 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



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### 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 unit currently fitted out as offices with storage / workshop accommodation at the rear. The offices provide good quality accommodation with a mixture of open plan, 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:

	<u>sq m</u>	<u>sq ft</u>
Offices NIA	184.02	1,980
Store/Workshop NIA	49.65	535
<b>Total</b>	<b>233.67</b>	<b>2,515</b>

### Terms

The subjects are available to lease on standard full repairing and insuring terms. Although the preference is for a long lease, our clients will 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                                \*£7,700 NAV/RV

\* 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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