

FOR SALE/TO LET - ATTRACTIVE REFURBISHED OFFICES



ALLISON & LIGHTBODY
CHARTERED SURVEYORS



105 FARMELOAN ROAD, RUTHERGLEN

- Attractive refurbished offices
 - Ground: **155.09 sq m (1,670 sq ft)**
 - First: **146.25 sq m (1,585 sq ft)**
- Excellent secure car parking
- Prominent location
- Rental: offers in excess of **£30,000** per annum
- Price: offers in excess of **£280,000**

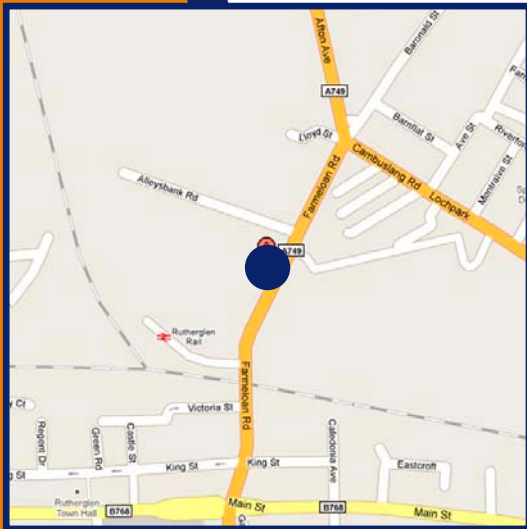
Tel: 0141 229 6020

Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: www.alsurveyors.co.uk



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LOCATION

The subjects are situated on the westmost side of Farmeloa Road, immediately to the south of its junction with Alleysbank Road and a short distance to the north of Rutherglen town centre. The premises are close to the line of the proposed M74 motorway extension. The surrounding area is industrial in character with occupiers including Auto Equip Pieces and DB Wilson.

The street plan opposite shows the approximate location of the subjects for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise a two storey modern office building situated within a level secure site with surfaced yard/car parking to the front.

The building is of modern construction and provide a series of general offices and private offices over two floors with toilet facilities on both floors. The offices have been redecorated and re-carpeted throughout.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend as follows:

Ground floor:	155.09 sq m	(1,670 sq ft)
First floor:	146.25 sq m	(1,575 sq ft)
Total:	301.93 sq m	(3,245 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Offices - Rateable Value: **£23,500**

RENTAL/PRICE

Our clients are seeking offer in excess of **£30,000** per annum for the benefit of a new lease of flexible duration on standard full repairing and insuring terms incorporating regular upwards only rent reviews.

Alternatively, our clients may dispose of their interest in the site and are seeking offers in excess of **£280,000**.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

We would expect the incoming tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Sandy Lightbody

Allison & Lightbody Chartered Surveyors
 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020

Email: sandy@alsurveyors.co.uk

Fax: 0141 229 6025

Web: www.alsurveyors.co.uk

