

## TO LET

UNIT 4, SIEVEWRIGHT STREET  
 DUCHESS ESTATE  
 RUTHERGLEN  
 GLASGOW  
 G73

### LOCATION

The property is situated within a popular industrial estate in Rutherglen lying a short distance north east from Farme Cross.

The precise location is shown on the attached street plan.

The surrounding locality is mixed residential and commercial with Glasgow City Centre lying some 6 miles to the north west.

The estate lies close to one of the future junctions for the proposed M74 extension.

### DESCRIPTION

The subjects comprise a mid-terraced single storey steel portal frame building providing mainly clear span floor space with an eaves height of 18'0" approximately.

Loading access is by way of a large steel roller shutter door to the frontage.

There is a new office, kitchen and toilet block.

Car parking is available closeby.

### FLOOR AREA

We calculate the gross internal floor area to be some 3,800 sq ft (353.15 sq m) approximately.

### RENT

On application.

### LEASE

A new lease on standard modern full repairing and insuring terms is available for a negotiable term incorporating regular rent reviews.



### RATING

We are verbally advised by the local Assessors Department that the subjects are entered in the Valuation Roll as follows:-

NAV/RV £13,500

### LEGAL COSTS

In the usual way the ingoing tenant will be responsible for our Clients reasonably incurred legal costs together with stamp duty, outlays and VAT.

### VIEWING/FURTHER INFORMATION

Strictly by appointment through Freeman Macleod on 0141-353-3502.

info@freemanmacleod.com

or

Joint Letting Agents  
 J & E Shepherd on 0141-331-2807  
 jamie.savage@shepherd.co.uk



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#### IMPORTANT NOTICE

Freeman MacLeod for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (1) While all particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants shall not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (5) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of exchange of correspondence with our Clients' solicitors.

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