



QUALIFIES FOR  
100% RATES RELIEF



## Workshop & Secure Yards

Phase 2, Unit 4 Lloyd Street, Rutherglen, G73 1NP

### Location

The subjects are located on the south side of Lloyd Street within the Rutherglen area of Glasgow, lying some 3 miles south east of the city centre. The Rutherglen area is an established industrial and trade park location. There has also been considerable regeneration locally led by Clyde Gateway. The major regeneration projects have included the M74 extension providing excellent access to the motorway network and the Clyde Gateway Route, which connects the M74 and M8 locally. Junction 2 of the M74 is a short drive from the subjects.

### Workshop

The subjects comprise a mid terraced workshop / industrial unit clad externally in profile sheeting under a mono pitched and asbestos sheet clad roof. The unit has an eaves height of 4.50m. Loading accessed from a 3.7m high by 3.75m wide roller shutter, and a customer / visitor entrance. Internally the unit comprises an office and tea prep at the front with a toilet at the rear. The unit has 3 phase electricity supply.

### Yards

There are two secure yards available to lease. The yards are level and lose stone chip surfaced and are secured by palisade metal fencing with gate access. The yards have, or can have, electricity supplied.

### Floor Area

#### Workshop

Unit 4, Phase 2: 1,875 sq ft (174.34 sq m)

#### Yards

Yard 8, Phase 2: 2,750 sq ft (256 sq m)

Yard Phase 3: 7,000 sq ft (650 sq m)

### Rent / Terms

Unit 4: £17,900 per annum exclusive of VAT

Yard 8: £10,200 per annum exclusive of VAT

Yard Phase 3: £22,800 per annum exclusive of VAT





## Business Rates

Unit 4 Rateable Value: £10,400 (Payable - £5,030)  
Yard 8 Rateable Value: £1,700 (Payable - £822)

## Service Charges

The tenants shall pay a charge for the upkeep of the common parts of the estate and a share of the building's insurance premium.

## Energy Performance Certificate

Upon request.

## Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction

## Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## Viewing

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