

## TO LET - INDUSTRIAL

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322 BROOMLOAN ROAD  
IBROX, GLASGOW, G51 2JW



### KEY HIGHLIGHTS

- 5,274 sq ft
- Refurbished to a high standard
- Internally provides open-plan warehouse accommodation with offices
- Convenient M8 motorway access via Junction 23
- Standalone industrial premises with 7m eaves
- Benefits from high quality concrete yard extending to 0.34 acres
- 5 tonne overhead crane
- Rent - £55,000 per annum plus VAT

## SUMMARY

Available Size	5,274 sq ft
Rent	£55,000 per annum
Rates Payable	£9,810.60 per annum
Rateable Value	£19,700
VAT	Applicable
EPC Rating	Upon enquiry

## DESCRIPTION

Standalone industrial premises.

Externally the subjects benefit from dedicated concrete surfaced yard extending to 0.34 acres.

The building is of steel portal frame construction with access via 2 x full height electric vehicle access doors of 4m wide x 4.6 m high.

Internally provides open-plan warehouse accommodation with insulated panel roof incorporating light panels allowing for excellent levels of natural daylight.

Existing offices and staff welfare facilities provided. The floor area above the offices is load bearing and can be used for mezzanine storage.

5-tonne overhead crane.

The clear internal eaves height is 7M high.

## LOCATION

Located within the Ibrox area of Glasgow's South Side just 3 miles south-west of Glasgow City Centre.

The subject property is situated on the west side of Broomloan Road a short distance north of its junction with Edmiston Drive.

Junction 23 of the M8 motorway is a 2 minute drive south that connects with the M74 & M77 beyond.

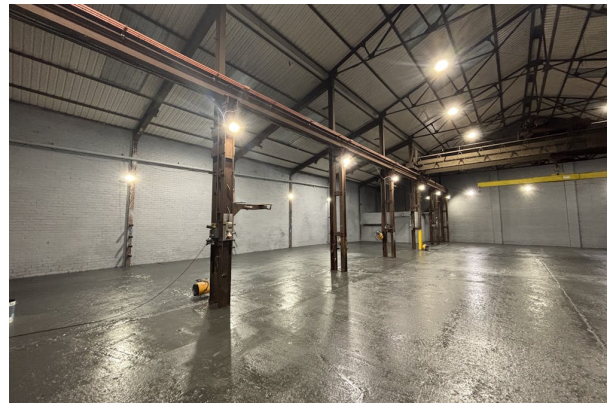
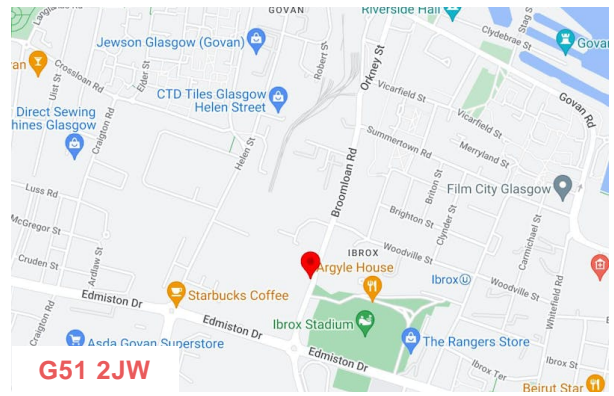
Excellent access to public transport links are provided; Ibrox Underground Station is a 5-minute walk away whilst various bus routes operate on Edmiston Drive.

Nearby occupiers include Sunbelt Rentals, Ferguson & Menzies Ltd, Electric Centre, Ceiba Renewables and GAP Plant Hire.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	4,688	435.53	Available
Unit - Offices	586	54.44	Available
<b>Total</b>	<b>5,274</b>	<b>489.97</b>	



## VIEWING & FURTHER INFORMATION

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