

# Refurbished Industrial Unit Unit 2, 259 Summerlee Street

Queenslie Park, Glasgow G33 4DB

To Let

Colliers



## Refurbished Industrial Unit

Unit 2  
259 Summerlee Street  
Queenslie Park  
Glasgow G33 4DB

- 17,535 sq ft (1,629 sq m)
- Located 5 miles east of Glasgow City Centre on J11 of M8
- Ground floor of a multi-storey industrial/office block
- Yard areas to rear
- Reception area, offices, kitchen and WCs
- 4.30m eaves height
- Private covered loading bay area

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### Location

Queenslie Park is located 5 miles east of Glasgow City Centre on junction 11 of the M8 Motorway.

### Description

The property comprises part of the ground floor of a multi-storey industrial/office block with yard areas to the rear.

The pedestrian access is to the eastern elevation at lower ground level. There is a reception area as well as offices, kitchen and WCs.

Vehicle access is via a communal access to a private covered loading bay area. There is no vehicle access to the warehouse.

The clear eaves height in the majority of the property is 4.30m. Free on-street parking is available on the surrounding roads. There is a 210 kVA power supply and upgraded gas supply.

### Area

The property extends to a Gross Internal Area of 17,535 sq ft.

### Rateable Value

The property is described as Warehouse in the Valuation Roll and has a Rateable Value of £60,000. Rates payable under the current Uniform Business Rate (UBR) will be £32,700 per annum.

### Lease Terms

The property is available on Full Repairing and Insuring terms at a rental of £70,000 per annum plus VAT. A service charge for the common parts of the estate is charged at £0.80 per sq ft per annum (£14,000 per annum).

### VAT

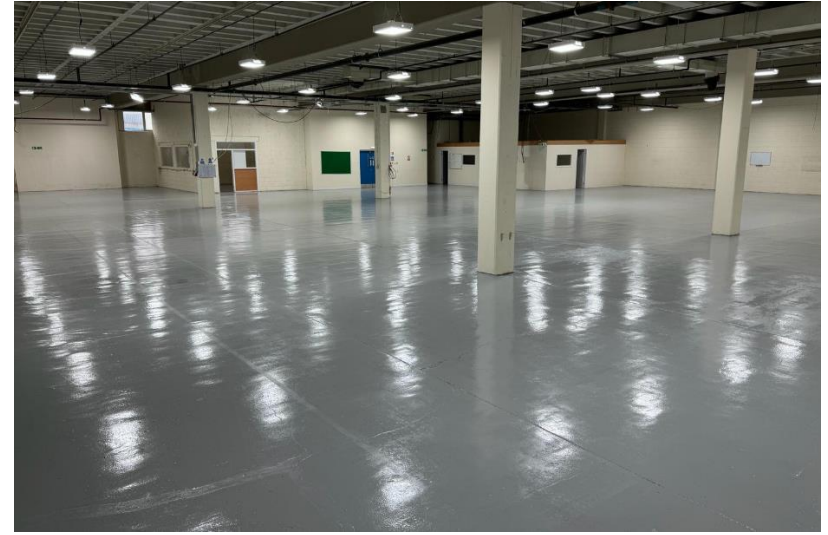
All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant liable for any Land and Building Transaction Tax or Registration Fees.

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### Viewing / Further Information

For further information or to arrange a viewing please contact:



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