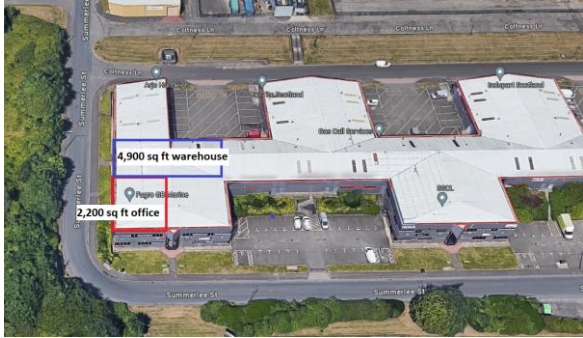




Block 14 Unit A2-B3, Coltness Street Queenslie Park, Glasgow, G33 4DR
To Let – Warehouse accommodation with generous office provision

TOTAL AREA: 7,101 SQ FT





LOCATION

The premises are located at the corner of Coltness Street and Summerlee Street within the west section of Queenslie Park, an established industrial park situated 5 miles east of Glasgow city centre, just south of the M8. The Park enjoys superb access to Scotland's motorway network with immediate access to Junction 11 of the M8.

The estate has good public transport links with multiple bus routes operating nearby and a railway station within 10 minutes' walk.

Queenslie Park boasts many nationally and internationally established tenants. Notable occupiers include Siemens, Soapworks and Bupa.

DESCRIPTION

Block 14, Unit A2-B3 offers warehouse and office accommodation offering the following:

- Refurbishment pending
- Shared yard and communal parking
- Office accommodation – 2,289 sq ft
- Warehouse accommodation – 4,812 sq ft
- LED lighting
- Electric roller shutter door

As part of the wider Queenslie estate the unit benefits from on-site 24-hour security and CCTV throughout.

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal area of: **659.61 sq m (7,101 sq ft)**

BUSINESS RATES

The subjects are entered in the 2023 Valuation Roll with a Rateable Value of £45,250.

EPC

Available upon request.

TERMS

The quoting rent and lease terms are available on application.

VIEWING

By appointment through the agents, Newmark LLP.

CONTACT

Sven Macaulay

Tel. +44 (0)141 227 2364

Sven.Macaulay@nmrk.com

Ronan Ross

Tel. +44 (0)141 227 2387

Ronan.Ross@nmrk.com



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Particulars issued December 2025.