

INDUSTRIAL TO LET

Queenslie Industrial Estate

Glasgow, G33 4JJ



Key Highlights

- Fully Refurbished
- Ground and mezzanine totaling 8,811 sqft
- Adjacent to J11 of M8
- Modern specification
- Yard and parking provisions
- Prime industrial and business location

5th Floor Cadworks
41 West Campbell Street
Glasgow, G2 6SE

0141 248 7342

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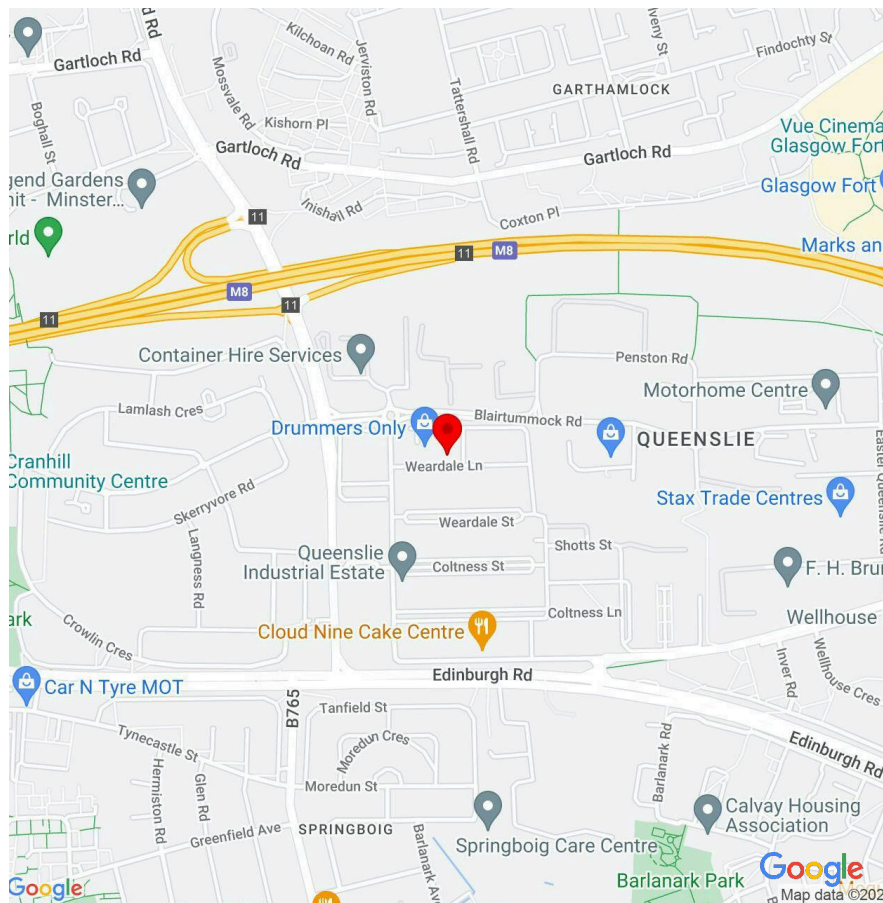
DESCRIPTION

Industrial storage and distribution accommodation offering the following:

- Fully Refurbished
- Modern warehouse accommodation
- Shared yard and dedicated parking
- Office and ancillary provisions within ground and mezzanine levels
- Minimum eaves height of 6m
- Electric shutter door
- LED Lighting
- Double leaf glazed pedestrian access

LOCATION

The premises are located on Weardale Lane within the north section of Queenslie Park, an established industrial park situated 5 miles east of Glasgow city centre, south of the M8. The Park enjoys superb access to Scotland's motorway network via Junction 11 of the M8. The scheme enjoys good public transport links with multiple bus routes operating nearby and a railway station within 10 minutes' drive. Queenslie Park boasts many nationally and internationally established tenants. Notable occupiers include Siemens, Soapworks and Bupa.



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VIEWINGS

Available via the letting agents.

TERMS

Available on new full repairing and insuring leases.

BUSINESS RATES

Rateable Value: £53,000

Rates Payable: £28,885 per annum

Service charge: £8,763 per annum

LEGAL COSTS & VAT

All parties will be responsible for their own legal costs incurred in the transaction. VAT will be payable where applicable.

EPC

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ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

CONTACTS

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