

TO LET - INDUSTRIAL

UNIT 3B BURNTBROOM COURT

Queenslie Industrial Estate, Glasgow, G33 4DZ



Key Highlights

- 5,350 sq ft
- Adjacent to J11 of M8
- Office accommodation
- Communal loading/car parking
- Refurbishment pending
- Fully secure site with 24 Hour Security
- Well established industrial location

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Description

Unit 3B Burntbroom Court is of modern construction and due to undergo a refurbishment programme. The specification post refurbished will include LED Lighting, Electric Roller Shutter Door and Office Accommodation. Externally, the unit has shared loading / car parking on site.

The estate is managed to a high standard and benefits from security fencing enclosing the perimeter. Security gates at the entrance are closed at 7pm each night. All tenants have 24 hour access via a combination padlock system.

Location

The site is located at the corner of Burntbroom Street and Shotts Street within 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 walk. Queenslie Park boasts many nationally and internationally established tenants. Notable occupiers include Siemens, Soapworks and Bupa.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3B	5,350	497.03	Available
Total	5,350	497.03	

Terms

Available on application.

Legal Costs & VAT

All figures quoted are exclusive of VAT. Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

Energy Performance Certificate

Available on request.

Business Rates

Rates payable: £12,574.50 per annum

(Business Ratesable Value: £95,250)

Contact

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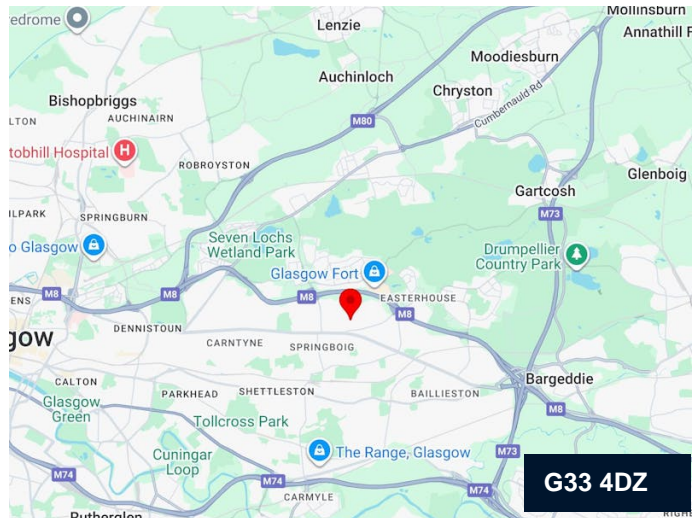
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