



# TO LET Q SPACE SECURE STORAGE YARD

COLTNESS STREET  
QUEENSLIE PARK  
G33 4JD

- Concrete surfaced yard totalling 1.2 acres (0.49 hectares)
- Adjacent to J11 of M8
- Fully secure with palisade fencing
- Capable of subdivision
- Competitive & flexible terms
- Design & Build options available



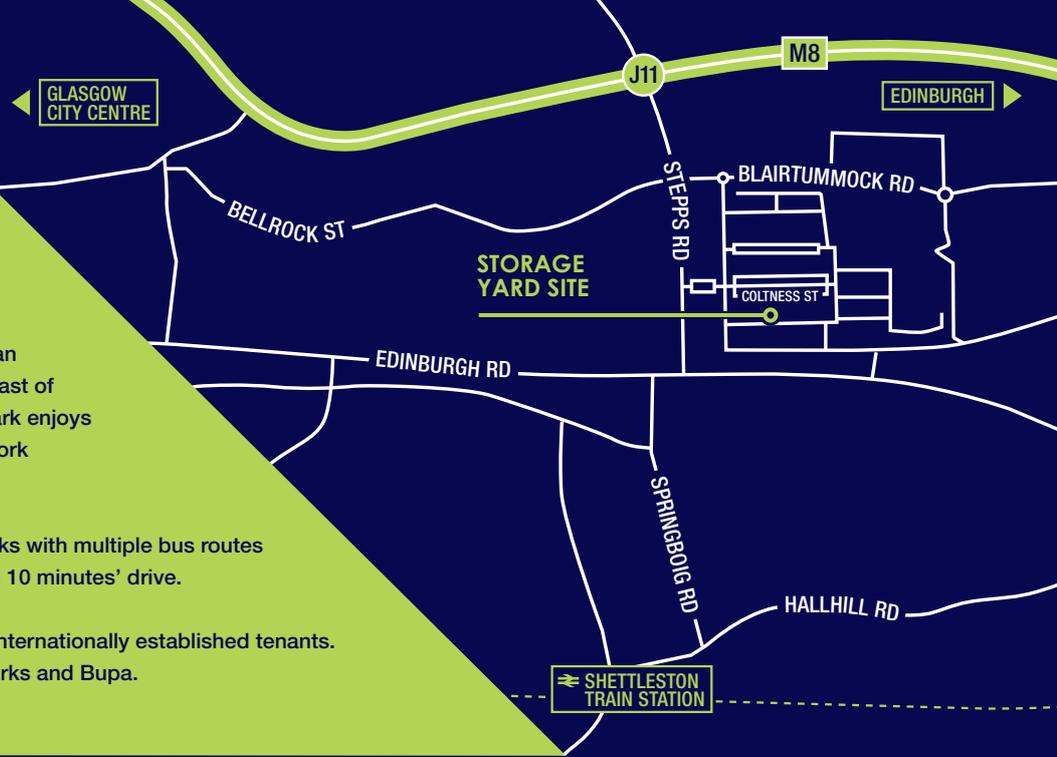
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## LOCATION

The site is located on Coltness Street close to Summerlee 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' drive.

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



## DESCRIPTION

The site is available for immediate occupation and benefits from the following:

- Concrete surfaced yard totalling 1.2 acres (0.49 hectares)
- Fully secure with palisade fencing
- Capable of subdivision
- Competitive & flexible terms
- Design & Build options available

## ACCOMMODATION

The site totals 1.2 acres (0.49 hectares) but could be subdivided.

## RATEABLE VALUE

Further information on the rateable value is available on request.

## ASKING TERMS

The site is available to lease. Details on application.

## VAT

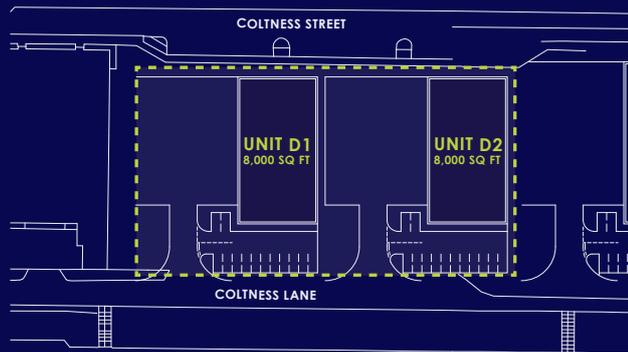
VAT will be payable on the rent and other charges.

## LEGAL COSTS

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT and registration dues applicable.

## SITE PLAN

Indicative layout for new build development.



Alternative building sizes and layouts can be demonstrated on request.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only.



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