



TO LET Q SPACE INDUSTRIAL

BLOCK 14A
QUEENSLIE PARK
G33 4DR

- Available sizes from 3,593 sq ft / 334 sq m
- Adjacent to J11 of M8
- Modern specification
- Competitive terms
- Yard and parking provisions
- Prime industrial & business location



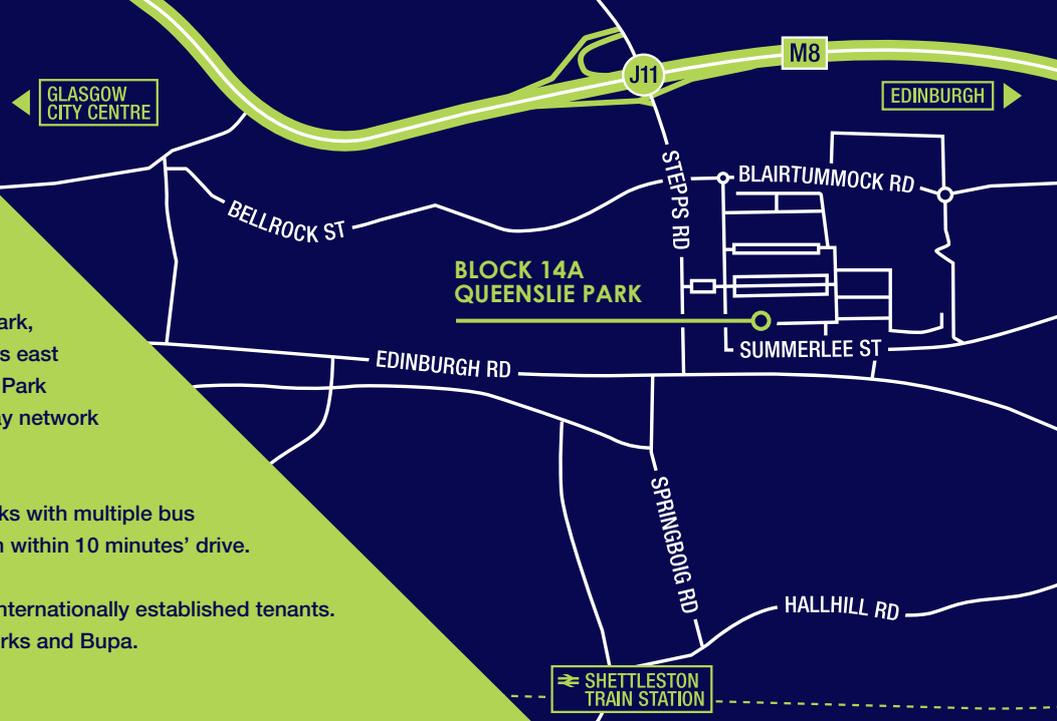
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LOCATION

The premises are located 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

Industrial storage and distribution accommodation offering the following:

- Modern warehouse accommodation
- Yard and car parking provisions
- Office provision available within or adjacent to units
- Minimum clear eaves height of 5m
- Each unit has a minimum of one level access roller shutter door

ACCOMMODATION

There are industrial units available which extend from 3,593 sq ft (334 sq m) to 4,917 sq ft (457 sq m).

ENERGY PERFORMANCE

EPCs are available on request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with Rateable Values from £13,300.

ASKING TERMS

Rent and lease terms are available 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.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only.



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