



# TO LET Q SPACE OFFICES

BLOCK 14B  
QUEENSLIE PARK  
G33 4DB

- Available sizes from 2,000 sq ft / 186 sq m
- Adjacent to J11 of M8
- Flexible space suitable for office, studio and hybrid use
- Below the Small Business Rates exemption threshold
- Competitive rents offered
- Flexible "Easy In / Out" Lease Terms
- Ample car parking provision



[QUEENSLIE.COM](http://QUEENSLIE.COM)

## LOCATION

The premises are located within Queenslie Park, an established business location 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

Office and storage accommodation over ground and first floors with the following specification:

- Secure entrance provision
- Ample dedicated and on-street car parking
- Shell specification or refurbished to suit
- Excellent natural light
- Flexible open plan space
- Below the Small Business Rates exemption threshold
- Visible to Edinburgh Road allowing branding options



## ACCOMMODATION

There are office units available which extend from 2,000 sq ft (186 sq m).

## 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.

## ENERGY PERFORMANCE

EPCs are available on request.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with Rateable Values from £7,200.



## ASKING TERMS

Rent and lease terms are available on application.

Sven Macaulay  
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Ross Sinclair  
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## VAT

VAT will be payable on the rent and other charges.

Gregor Brown  
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