



# TO LET Q SPACE INDUSTRIAL

BLOCK 23 UNIT 4  
WEARDALE LANE  
QUEENSLIE PARK  
G33 4JJ

- Ground and mezzanine totalling 324.23 sq m (3,490 sq ft)
- Adjacent to J11 of M8
- Modern specification
- Competitive terms
- Yard and parking provisions
- Prime industrial & business location



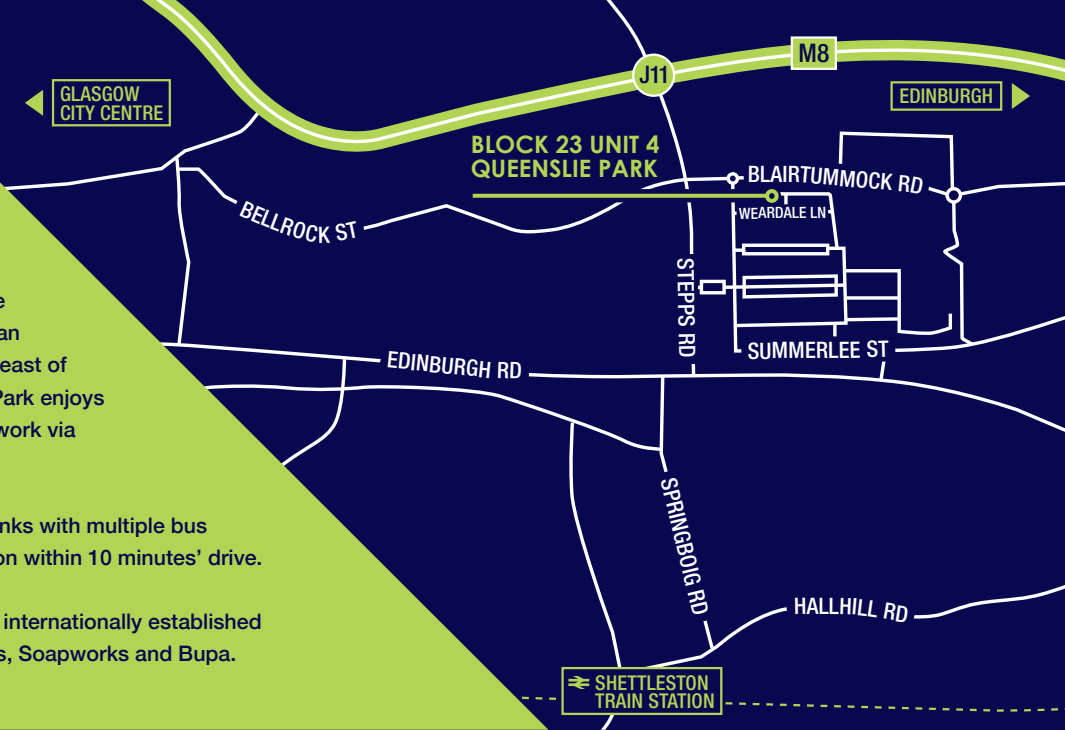
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## LOCATION

The premises are located 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.



## DESCRIPTION

Industrial storage and distribution accommodation offering the following:

- Modern warehouse accommodation
- Yard and car parking provisions
- Office and ancillary provisions within ground and mezzanine levels
- Minimum eaves height of 6m
- Roller shutter access door with glazed frontage behind
- Double leaf glazed pedestrian access



## ACCOMMODATION

The subjects extend to the following Gross Internal Area:

Ground	Industrial & Ancillary	284.93 sq m	3,067 sq ft
Mezzanine	Offices	39.30 sq m	423 sq ft
<b>TOTAL</b>		<b>324.23 sq m</b>	<b>3,490 sq ft</b>

## ENERGY PERFORMANCE

The EPC is available on request.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value of £19,700.

## 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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