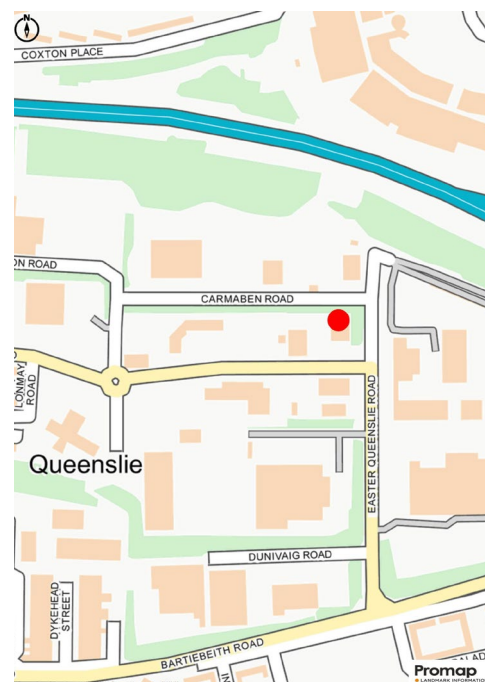




257 Blairtummock Road, Glasgow, G33 4ED

- Substantial Industrial Premises
- Situated within the Easter Queenslie Industrial Estate
- Unit extends to approximately 455.30 sq.m. (4,901 sq.ft.)
- New FRI lease available
- Rental offers in excess of £25,000 per annum exclusive of VAT..



LOCATION

The subjects are located on the north side of Blairtummock Road, close to its junction with Easter Queenslie Road within the Easter Queenslie Industrial Estate. The estate is situated approximately six miles east of Glasgow city centre and access to the M8 is available at Junctions 10 and 11, both west and eastbound.

DESCRIPTION

The subjects comprise a single storey industrial unit constructed from a steel portal frame incorporating concrete blockwork and surmounted by a pitched roof clad in composite roof panelling. The premises are accessed via a manual vehicle roller shutter with a dedicated pedestrian door leading to the internal office accommodation. Lighting is provided by fluorescent strip light units with heating via a gas fired hot air blower.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

Total floor area:
455.30 sq.m. (4,901 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £25,000 per annum exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting, it is likely that our client will require an advance rental payment. Full details are available from the letting agents.



RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £26,000.

The poundage rates for 2023/2024 is £0.498 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Graham + Sibbald LLP
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
07989 352731
Louise.Gartland@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2023