

- Industrial premises
- Close Proximity to M8 Motorway
- Secure yard
- Office accommodation
- Gross Internal Area - 502.78 sq. m. (5,411 sq. ft.)



TO LET

INDUSTRIAL

**91 LOANBANK QUADRANT
IBROX**

GLASGOW, G51 3HZ

LOCATION

Ibrox is located to the south of the River Clyde approximately four miles southwest of Glasgow City Centre. The location offers a strategic position with unrivaled motorway connectivity.

The subjects are situated on Loanbank Quadrant, off Helen Street, which is the main thoroughfare in the area linking directly to the M8 at Junction 24, offering onwards connectivity to the Clyde Tunnel and M77/ M74 motorways. The area is home to many notable occupiers including Jewson, E-on Controls, Howdens, Aldi, Starbucks and Greggs.

DESCRIPTION

91 Loanbank Quadrant comprises a good quality semi-detached light industrial unit located in an extremely popular industrial location benefiting from the following salient features:-

- Warehouse/ workshop
- 3-phase power
- Modern office accommodation
- Male/ female WCs & Tea Prep
- 2x Electric vehicle access roller shutter doors

ACCOMMODATION

The subjects extend to a Gross Internal Area of **502.78 sq. m. (5,411 sq. ft.)**

The entire site area is **0.3 acres** or thereby.



RATEABLE VALUE

According to the Scottish Assessors Website, the subjects have a rateable value of £24,750.

RENT

On application.

TERMS

The subjects are available on new FRI terms.

EPC

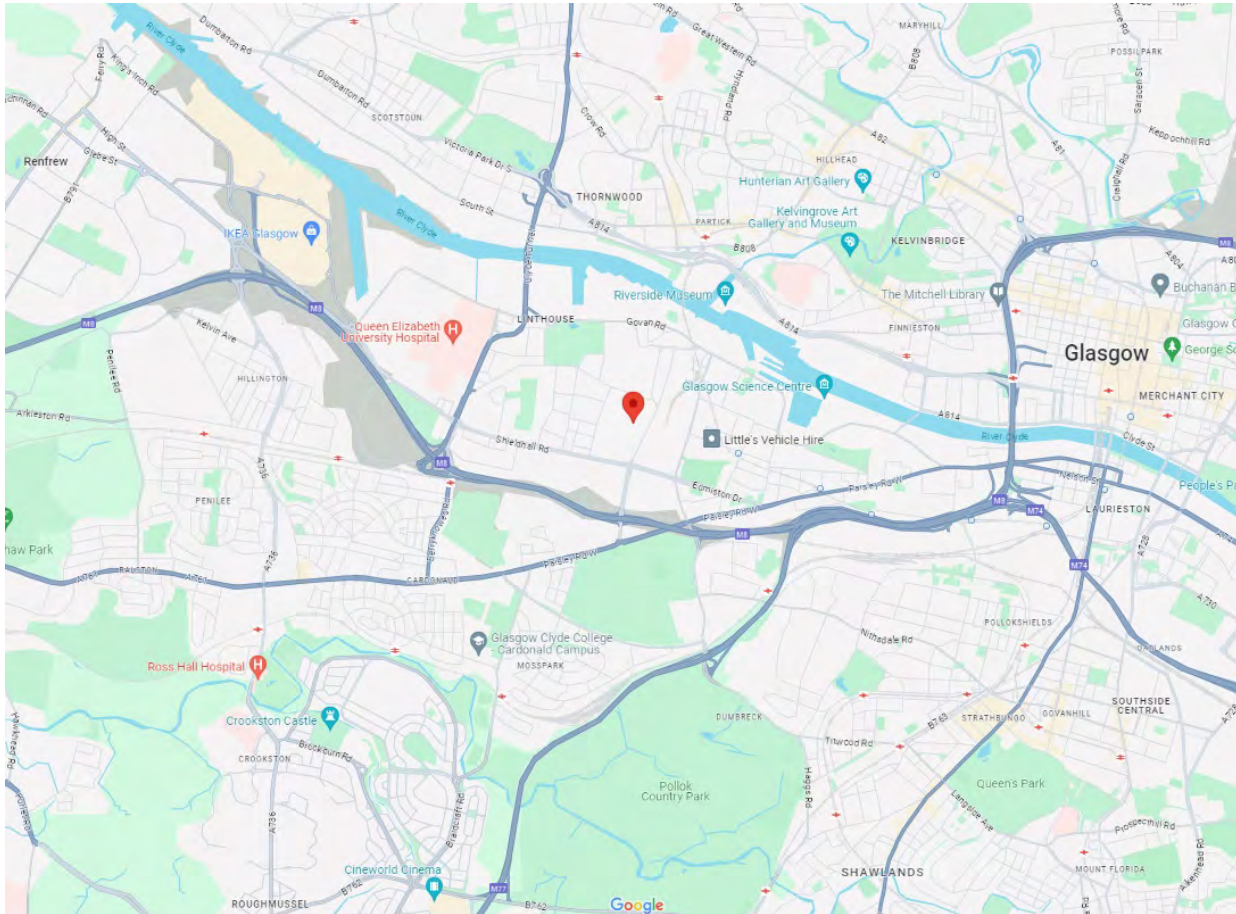
Has been prepared and can be provided upon request.

VAT & LEGAL COSTS

All figures are exclusive of VAT which may be charged at the prevailing rate. Each party to bear their own legal costs.



91 LOANBANK QUADRANT, IBROX, GLASGOW, G51 3HZ



VIEWING & FURTHER INFORMATION

Viewing and further information available from the sole letting agents:-



Tom Conway
07810 544 912
tom.conway@g-s.co.uk



Mark Gillies
07787 291 149
mark.gillies@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Prospective 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. Prospective 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 Prospective Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2024

