TO LET Q SPACE INDUSTRIAL

BLOCK 23 UNITS 6/9 WEARDALE LANE QUEENSLIE PARK GLASGOW G33 4JJ

- 5,443 to 14,373 sq ft
- Available as a whole or as two separate units
- Refurbished December 2021
- Adjacent to J11 of M8
- Modern specification
- Yard and parking provisions
- Prime industrial & business location



QUEENSLIE.COM



BELLROCK ST

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 Lloyds.

DESCRIPTION

Industrial storage and distribution accommodation offering the following:

- Refurbished December 2021
- Modern warehouse accommodation
- Shared yard and dedicated parking
- Office and ancillary provisions within ground and mezzanine levels
- Minimum eaves height of 6m
- LED Lighting
- Electric shutter door
- Double leaf glazed pedestrian access

ACCOMMODATION

The subjects are available as a whole or as two separate units. The units equate to the following Gross Internal Area:

UNIT	SIZE (SQ FT)	SIZE (SQ M)
6/9	14,373	1,335
6	5,443	506
9	8,811	818

ENERGY PERFORMANCE

The EPC is available on request.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value of 274,000.

ASKING TERMS

Rent and lease terms are available on application.



M8

BLAIRTUMMOCK RD

SUMMERLEE ST

HALLHILL RD

WEARDALE LN

EDINBURGH

J11

STEPPS

ᇚ

SPRINGBOIG RD

LESTON

BLOCK 23 UNITS 6/9 QUEENSLIE PARK

EDINBURGH RD

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.



Sven Macaulay smacaulay@geraldeve.com 0141 227 2364

Sadik Chowdhury schowdhury@geraldeve.com 0141 227 2360



Ross Sinclair rsinclair@savills.com 0141 222 4145

Jonathon Webster jonathon.webster@savills.com 0141 222 4114

Savils / Gerald Eve for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills / Gerald Eve, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. January 2022.