



# TO LET Q SPACE INDUSTRIAL

BURNTBROOM  
COURT  
QUEENSLIE PARK  
G33 4DZ

- Units from 2,854 - 11,240 sq ft  
(265 - 1,044 sq m)
- Adjacent to J11 of M8
- Fully secure site
- Potential to combine units
- Competitive & flexible terms



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

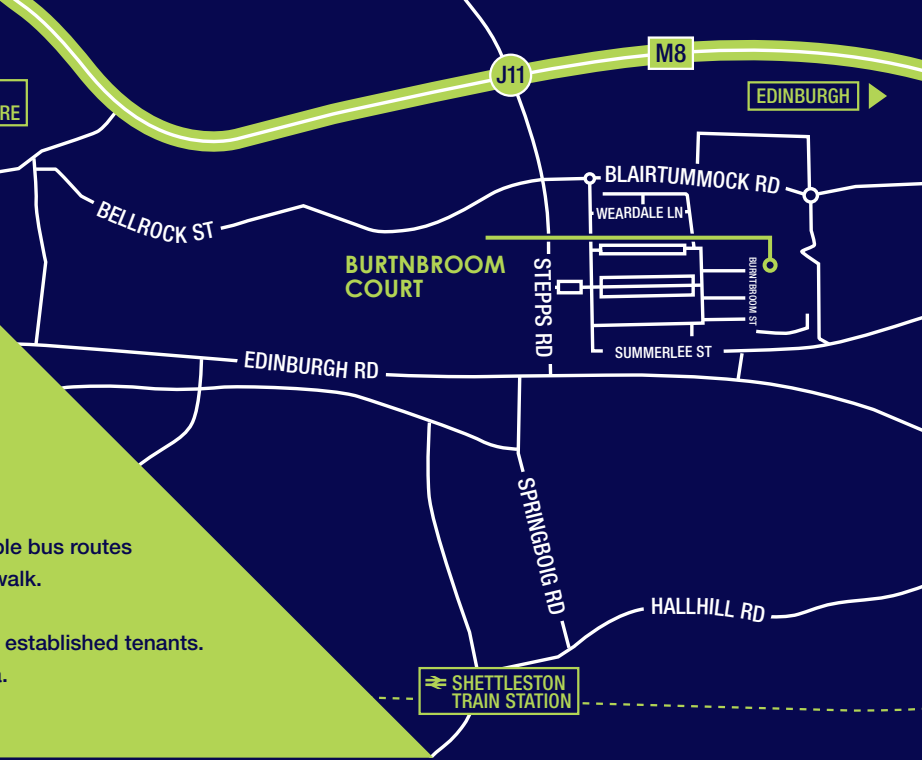


## LOCATION

The site is located at the corner of Burntbroom Street and Shotts Street within 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 walk.

Queenslie Park boasts many nationally and internationally established tenants. Notable occupiers include Siemens, Soapworks and Bupa.



## DESCRIPTION

The units are of modern construction and are positioned within three multi-let industrial blocks, with each terrace having access to generous parking and yard areas.

The terraces offer a good mix of space to suit large and small requirements, attracting a wide variety of tenants. Some of the units have the ability to be interlinked to create larger properties.

The estate is managed to a high standard and benefits from security fencing enclosing the perimeter. Security gates at the entrance are closed at 7pm each night. All tenants have 24 hour access via a combination padlock system.

## ACCOMMODATION

The units range in size from 2,854 - 11,240 sq ft (265 - 1,044 sq m).

## RATEABLE VALUE

Further information on the rateable value is available on request.

## ASKING TERMS

Details on application.

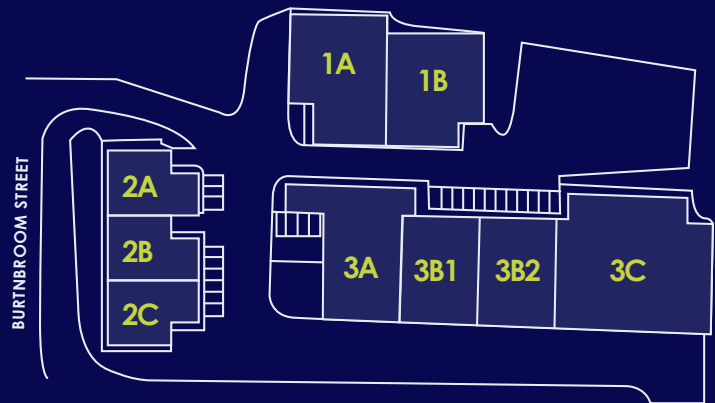
## VAT

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.

## SITE PLAN



## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only.



Sven Macaulay  
smacaulay@geraldeve.com  
0141 227 2364

Gregor Brown  
gbrown@geraldeve.com  
0141 227 2375



Ross Sinclair  
rsinclair@savills.com  
0141 222 4145

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

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