

TO LET - INDUSTRIAL

BLOCK 14 UNIT A3 COLTNESS LANE

Queenslie Industrial Estate, Glasgow, G33 4DR



Key Highlights

- 4,864 sq ft
- Modern specification
- 5.0m eaves
- Adjacent to J11 of M8
- Prime industrial & business location

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Location

The premises are located 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' drive. Queenslie Park boasts many nationally and internationally established tenants. Notable occupiers include Siemens, Soapworks and Bupa.

Description

Mid-terraced industrial storage and distribution accommodation offers the following:

- Modern warehouse accommodation
- Communal loading and car parking provisions
- Minimum clear eaves height of 5m
- One level access roller shutter door

Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|-------------------------|--------------|---------------|--------------|
| Unit - Block 14 Unit A3 | 4,864 | 451.88 | Available |
| Total | 4,864 | 451.88 | |

Terms

Rent and lease terms are available on application.

Viewings

Available via the agent.

Energy Performance Certificate

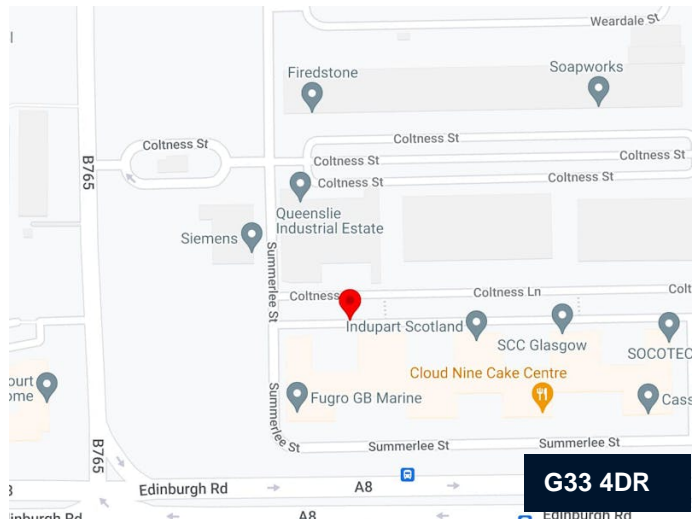
EPC available on request.

VAT & Legal Costs

All costs excluding VAT. Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

Business Rates

Rates payable: £11,329.50 per annum
(based upon Rateable Value: £22,750)



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