

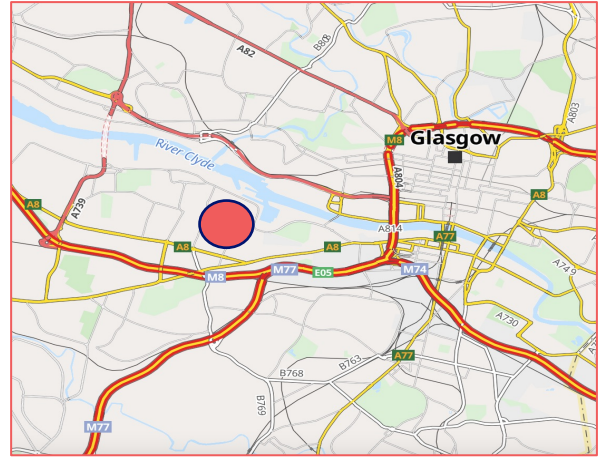


TO LET
INDUSTRIAL PREMISES WITH OVERHEAD CRANE

5,274 SQ FT

322 BROOMLOAN ROAD, IBROX, GLASGOW, G51 2JW

- Available for immediate occupation
- Internally provides open-plan warehouse accommodation with offices
- 7M eaves
- Convenient M8 motorway access via Junction 23
- 5 tonne overhead crane
- Short walk to Ibrox Underground Station
- **Rent - £36,000 per annum + VAT**



LOCATION

Located within the Ibrox area of Glasgow's South Side just 3 miles south-west of Glasgow City Centre.

The subject property is situated on the west side of Broomloan Road a short distance north of its junction with Edminston Drive.

Junction 23 of the M8 motorway is a 2 minute drive south that connects with the M74 & M77 beyond.

Excellent access to public transport links are provided; Ibrox Underground Station is a 5-minute walk away whilst various bus routes operate on Edminston Drive.

Nearby occupiers include Sunbelt Rentals, Ferguson & Menzies Ltd, Electric Centre, Ceiba Renewables and GAP Plant Hire.

DESCRIPTION

Standalone industrial premises situated within a secure site.

Externally the subjects benefit from dedicated concrete surfaced yard to the front together with a loading canopy.

The building is of steel portal frame construction with access via 2 x full height electric vehicle access doors of 4m wide x 4.6 m high.

Internally provides open-plan warehouse accommodation with insulated panel roof incorporating light panels allowing for excellent levels of natural daylight.

Existing offices and staff welfare facilities provided. The floor area above the offices is load bearing and can be used for mezzanine storage.

5-tonne overhead crane.

The clear internal eaves height is 7M high.

ACCOMMODATION

GIA	SQ M	SQ FT
Warehouse	435.52	4,688
Offices	54.46	586
Total:	489.98	5,274

BUSINESS RATES

RV £19,700

EPC

Available on request

ASKING TERMS

The subjects are available on flexible terms at a rent of **£36,000 per annum** exclusive of VAT.

VIEWING & FURTHER INFORMATION

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