

TO LET - INDUSTRIAL

BLOCK 14 UNIT A14 COLTNESS LANE

Queenslie Industrial Estate, Glasgow, G33 4DR



Key Highlights

- 4,840 sq ft
- Adjacent to J11 of M8
- Prime industrial & business location
- Fully refurbished June 2023
- Modern specification
- 5.0m eaves

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Description

Fully refurbished in June 2023, the industrial storage and distribution accommodation offers the following:

- Modern warehouse accommodation
- LED Lighting
- Communal loading and car parking provisions
- Office provision available within or adjacent to units
- Minimum clear eaves height of 5m
- One level access roller shutter door

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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - A14	4,840	449.65	Available
Total	4,840	449.65	

Viewings

Available via the agent.

Terms

Rent and lease terms are available on application.

Energy Performance Certificate

EPC available on request.

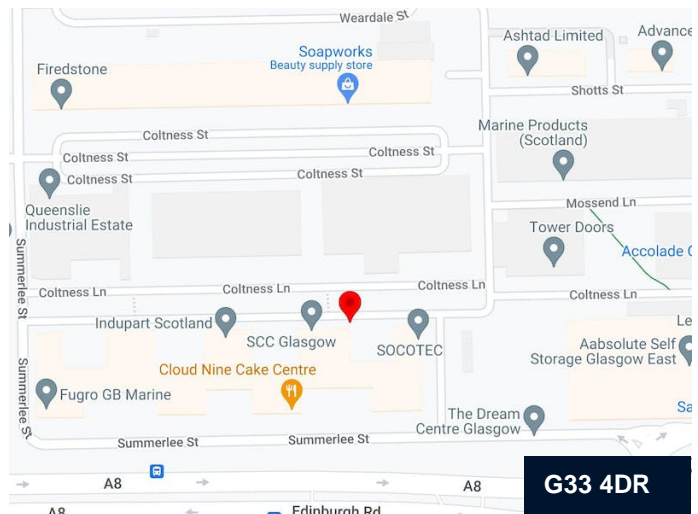
VAT & Legal Costs

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: £8,067.60 per annum

(based upon Rateable Value: £16,200)



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