



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



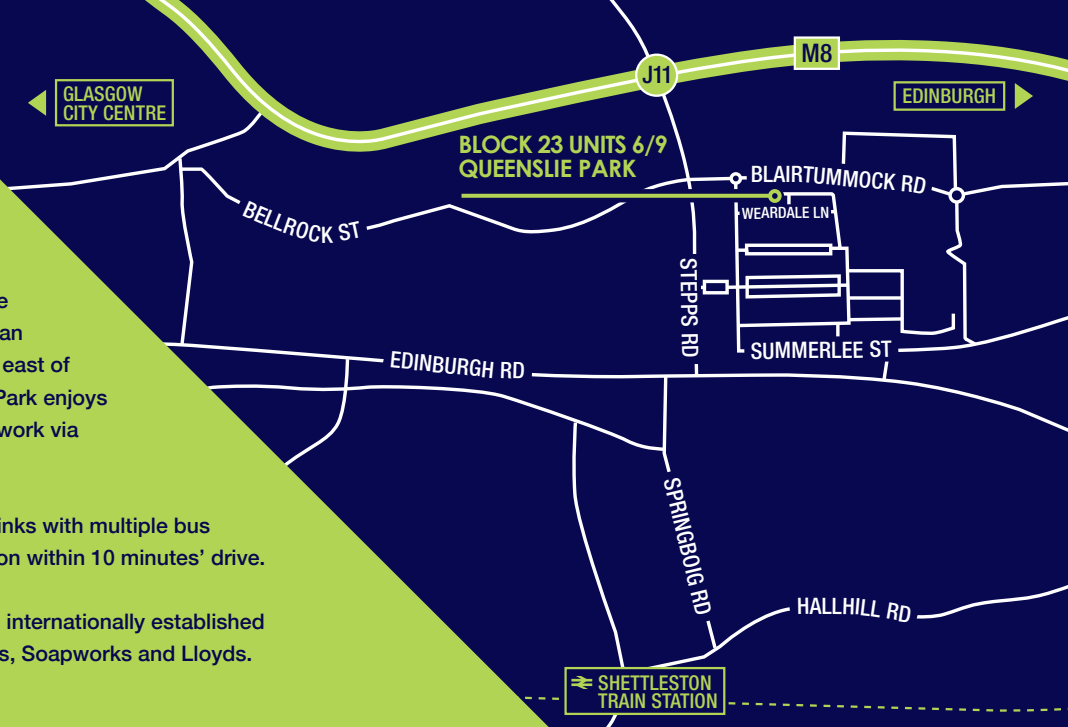
[QUEENSLIE.COM](https://www.queenslie.com)

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 £74,000.

ASKING TERMS

Rent and lease terms are available 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.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only.



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