



TO LET – FULLY REFURBISHED WAREHOUSE ACCOMMODATION

BLOCK 23 UNIT 9, WEARDALE LANE , QUEENSLIE PARK, GLASGOW, G33 4JJ

SPACE AVAILABLE 8,811 SQ FT

geraldeve.com

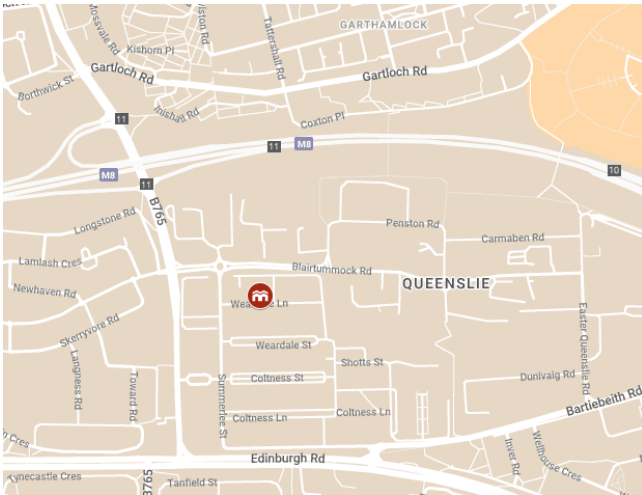


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Location

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 with immediate access to 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

Block 23 Unit 9 offers storage and distribution accommodation offering the following:

- Fully refurbished warehouse and offices
- Shared yard and dedicated parking
- Office and ancillary provisions over ground and mezzanine levels
- Minimum eaves height of 6m
- LED lighting
- Electric roller shutter door
- Double leaf glazed pedestrian access

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.

Schedule of Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal area of:

818.6 sq m (8,811 sq ft)

Business Rates

Following sub-division of Units 6 and 9, the property is due to be re-assessed for a new individual Rateable Value to be entered in the 2023 Valuation Roll.

EPC

Available upon request.

Terms

The quoting rent and lease terms are available on application.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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Particulars issued **May 2024**.