



TO LET

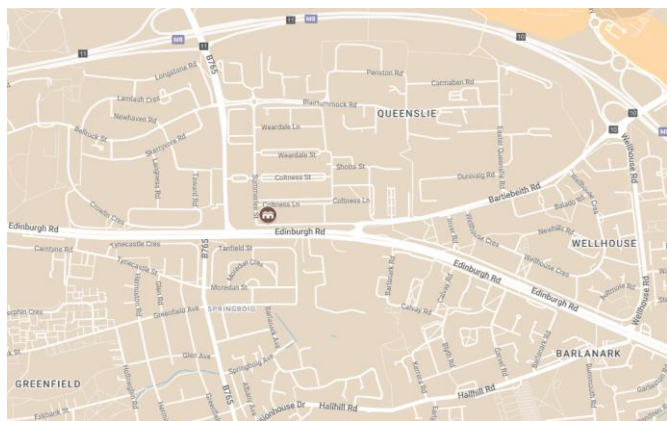
BLOCK 14 UNIT A1, QUEENSLIE INDUSTRIAL ESTATE  
GLASGOW G33 4DR

338.73 SQ M (3,646 SQ FT) AVAILABLE

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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 14 Unit A1 offers industrial warehouse accommodation offering the following:

- Benefits from existing workshop
- Shared yard and dedicated parking
- WC facilities
- Roller shutter door
- Pedestrian access
- Landlord open to refurbishment talks

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:

338.73 SQ M (3,646 SQ FT)

## Business Rates

The subjects are entered in the 2023 Valuation Roll with a Rateable Value of £19,500.

## EPC

Available upon request

## Terms

The quoting rent and lease terms are available upon application.

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

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Particulars issued May 2024.