

TO LET

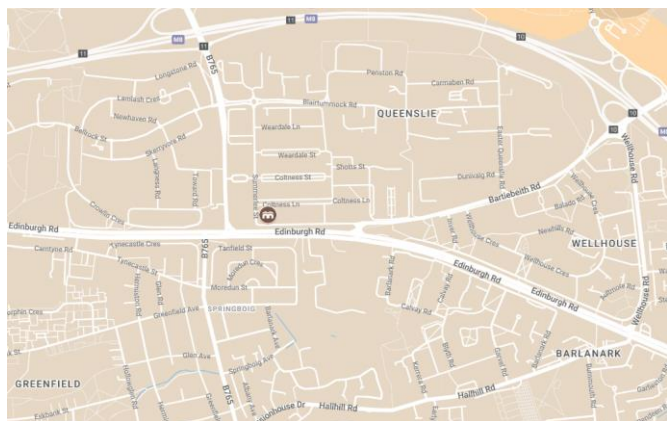
BLOCK 14 UNIT A3, QUEENSLIE INDUSTRIAL ESTATE  
GLASGOW, G33 4DR

451.88 SQ M (4,865 SQ FT) AVAILABLE

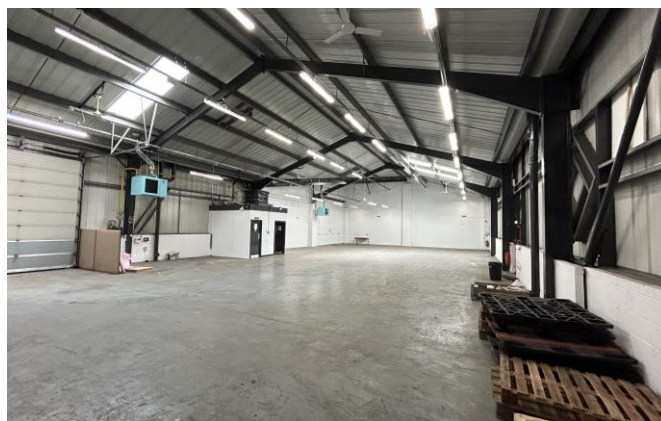
[geraldeve.com](http://geraldeve.com)



**GERALDEVE**  
A NEWMARK COMPANY



© Crown Copyright 2024. Licence no 100020449. Not to scale.



## 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 A3 offers industrial warehouse accommodation offering the following:

- Benefits from existing workshop
- Shared yard and dedicated parking
- WC facilities
- Roller shutter door
- 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:

451.88 SQ M (4,864 SQ FT)

## Business Rates

The subjects are entered in the 2023 Valuation Roll with a Rateable Value of £23,000.

## 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.

### Sadik Chowdhury

Tel. +44 (0)141 227 2379  
schowdhury@geraldve.com

### Ronan Ross

Tel. +44 (0)141 227 2387  
rross@geraldve.com



## Disclaimer

Gerald Eve LLP, a Newmark company, is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term partner is used to refer to a member of Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Gerald Eve LLP, nor any partner, or any employee or consultant thereof ("Gerald Eve Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Gerald Eve LLP may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors/Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Gerald Eve LLP from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: [www.geraldve.com/privacy-statement/](http://www.geraldve.com/privacy-statement/)

Particulars issued May 2024.