

# Units 1-2 IO Centre

SPRINGHILL PARKWAY SOUTH, BALLIESTON, GLASGOW, G68 6GD

To Let - Industrial / Distribution - 15,320 sq ft



savills





### KEY HIGHLIGHTS

- 24-Hour access
- 2x Electric roller shutter doors
- High level of estate management
- Close proximity to M8 motorway
- Generous on-site parking/loading areas

## LOCATION

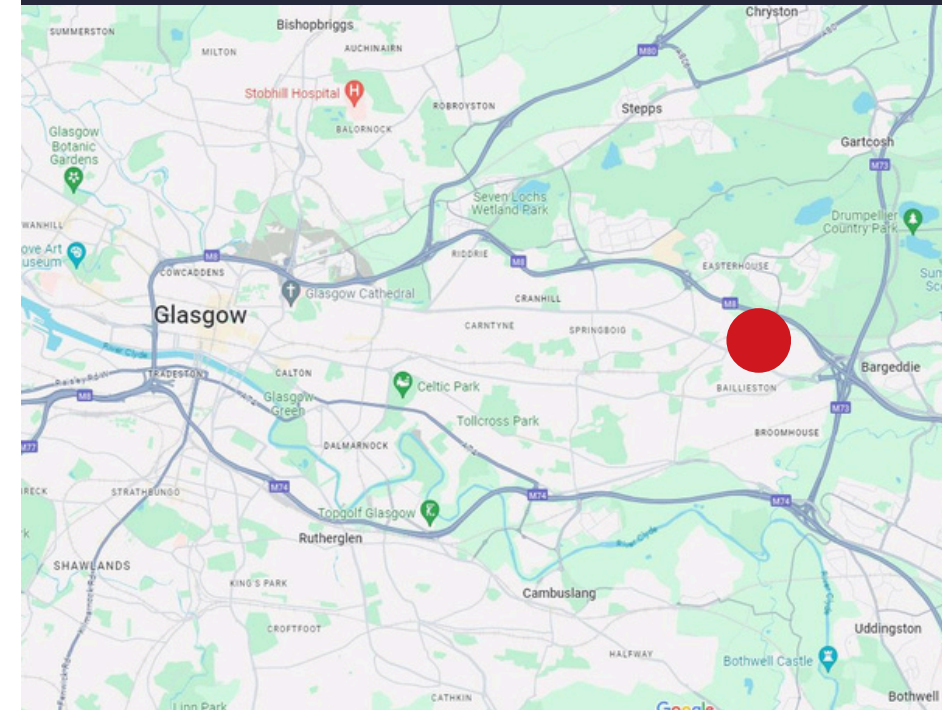
IO Centre lies 6 miles to the east of the City Centre and benefits from direct access to the M8 motorway at Junction 9 and Junctions 8 & 10 are also within close proximity. The estate has an entrance on Edinburgh Road which provides a fast link to the Ballieston Interchange which is within one mile.

The Ballieston Interchange is the hub of Scotland's motorway network and connects the M8, M74, M73 and thereafter the M80/M9. Easterhouse railway station is situated immediately adjacent to the area and there are well served bus routes with regular connections to the City Centre.

## DESCRIPTION

IO Centre is a modern estate which provides terraced industrial accommodation. The units provide traditional industrial space with a steel portal frame construction with blockwork infill metal clad elevations.

Internally, Unit 1-2 benefits from 2x electric roller shutter doors, three phase power, and an eaves height of 6.5m and office accommodation. There is communal loading/parking externally.



## ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>	<u>Availability</u>
Unit 1-2	15,320	1,423.27	Q4 2024





### IMPORTANT NOTICE

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## LEASE TERMS

The premises are available on new Full Repairing & Insuring (FRI) lease terms. Please enquire direct to the agents for further information on costs.

## LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## RATEABLE VALUE

The property has a Rateable Value of £93,000 (April 2023) as listed on the Scottish Assessors Website ([www.saa.gov.uk](http://www.saa.gov.uk)).

## CONTACT

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