/INDURENT



Office

BLOCK 14, UNIT B11 (FF) | QUEENSLIE INDUSTRIAL ESTATE

Stepps Road, Glasgow, G33 4DZ

BLOCK 14, UNIT B11 (FF) | 2,258 SQ FT

Office Space

Well-presented first floor office space within the established Queenslie Industrial Estate. The suite offers flexible accommodation with easy access for staff and visitors, and nearby parking. Shared estate and office amenities within a secure environment. An ideal opportunity for businesses seeking accessible, well-connected office space within a busy commercial location.
Located approximately 5 miles east of Glasgow city centre, the estate benefits from excellent connectivity via Junction 11 of the M8 motorway, providing quick access to the wider motorway network.

Lease Type	New



Unit Summary

- Office Accommodation
- On-Site Security
- 24 Hour Access
- LED Lighting
- WC Facilities
- Car Parking

	Per Annum	Per Sq Ft
Rent	£17,500.00	£7.75
Rates	£10,557.60	£4.68
Service Charge	£8,765.23	£3.88
Insurance	£902.40	£0.40
Total Cost	£28,960.00	£12.83

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0400018

+44(0) 808 169 7554

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Location

Located with immediate access to Junction 11 of the M8, and just 5 miles from Glasgow city centre, Queenslie Park offers excellent connectivity to Edinburgh, Stirling, and the wider Scottish logistics network.

Road
M8: 1 mile

Airport
Glasgow Airport: 13 miles

Rail
Garrowhill Station: 1.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (54)

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Key Contact



Heather Graham
Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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