/INDURENT

Industrial

BLOCK 14, UNITS A2 & B3 (FF) | QUEENSLIE INDUSTRIAL ESTATE

Stepps Road, Glasgow, G33 4DZ



BLOCK 14, UNITS A2 & B3 (FF) | 7,101 SQ FT

Block 14, Units A2 & B3 (First Floor) provide a combined 7,101 sq ft of flexible accommodation

Block 14, Units A2 & B3 (First Floor) provide a combined 7,101 sq ft of flexible accommodation, well suited to office, business or ancillary industrial uses. The units benefit from modern internal layouts, good natural light and access to shared estate amenities within a secure environment.
Situated at Queenslie Industrial Estate, the units benefit from a strategic east Glasgow location with excellent motorway access via the M8, and quick connections to the wider Central Scotland road network.

Lease Type	New



Unit Summary

- Steel Portal Frame
- Secure Estate
- Office Accommodation
- Close to Transport
- Roller Shutter Door
- Local Amenities

	Per Annum	Per Sq Ft
Rent	£57,000.00	£8.03
Rates	£16,309.50	£2.30
Service Charge	£11,202.65	£1.58
Insurance	£1,420.20	£0.20
Total Cost	£74,729.70	£10.52

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/U6P0400030

+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	B (28)

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