/INDURENT



Industrial

UNIT 3B (1) | QUEENSLIE INDUSTRIAL ESTATE

Stepps Road, Glasgow, G33 4DZ

UNIT 3B (1) | 5,350 SQ FT

Unit 3B (1) provides 5,350 sq ft of industrial accommodation

Unit 3B (1) provides 5,350 sq ft of industrial accommodation, arranged within a terraced steel portal frame building with brick elevations. The unit benefits from roller shutter loading, ancillary office space and separate pedestrian access.
The unit is located within Queenslie Industrial Estate, a well established industrial location approximately three miles east of Glasgow city centre, with excellent access to the M8 motorway and onward links across Central Scotland.
Service charges for this unit are to be confirmed.

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	£42,800.00	£8.00
Rates	£12,574.50	£2.35
Service Charge	Not specified	Not specified
Insurance	£1,070.00	£0.20
Total Cost	£56,444.50	£10.55

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/U6P0400066

+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	A (11)

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