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TO LET

Industrial/Logistics, Warehouse

UNIT 2, 259 SUMMERLEE STREET, QUEENSLIE PARK, GLASGOW, G33 4DB

The warehouse comprises two sections - one set up for storage/production and the other for dispatch via loading bays

- Well established business park
- 1,637.27 sqm (17,624 sq ft)
- Eaves height of 4.20m
- 210 kVA power supply
- Twin loading bays
- Free car parking
- Service yard

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LOCATION

Queenslie Park lies approximately 5 miles to the east of Glasgow City Centre and is accessed via Junctions 10 & 11 of the M8.

The subject property occupies a prominent corner position within Queenslie Park, an established business location in the west of Scotland. The property is situated at one of the main entrances into the estate from Edinburgh Road (A8).

The Park enjoys good public transport links with multiple bus routes operating nearby. Occupiers within the park include Soapworks, Wright Business Centre, ScotForce Healthcare and Richard Austin Alloys.

DESCRIPTION

The subjects comprises part of the ground floor of a 2 storey industrial block with yard space. The northern elevation of Unit 2 benefits from twin loading bay access via 6m x 5m wide bi-folding doors. Pedestrian access to Unit 2 is via the southern elevation where there is office accommodation, kitchen and staff welfare facilities.

The warehouse comprises two sections - one set up for storage/production and the other for dispatch. This space can be combined. The floor is concrete and artificial lighting is provided via LED lights. The property has a 210 kVA power supply and also benefits from a gas supply. Reznor Gas blowers provide heating. The internal eaves height is 4.20 metres. There is no vehicle access into the warehouse and free on-street parking is available.

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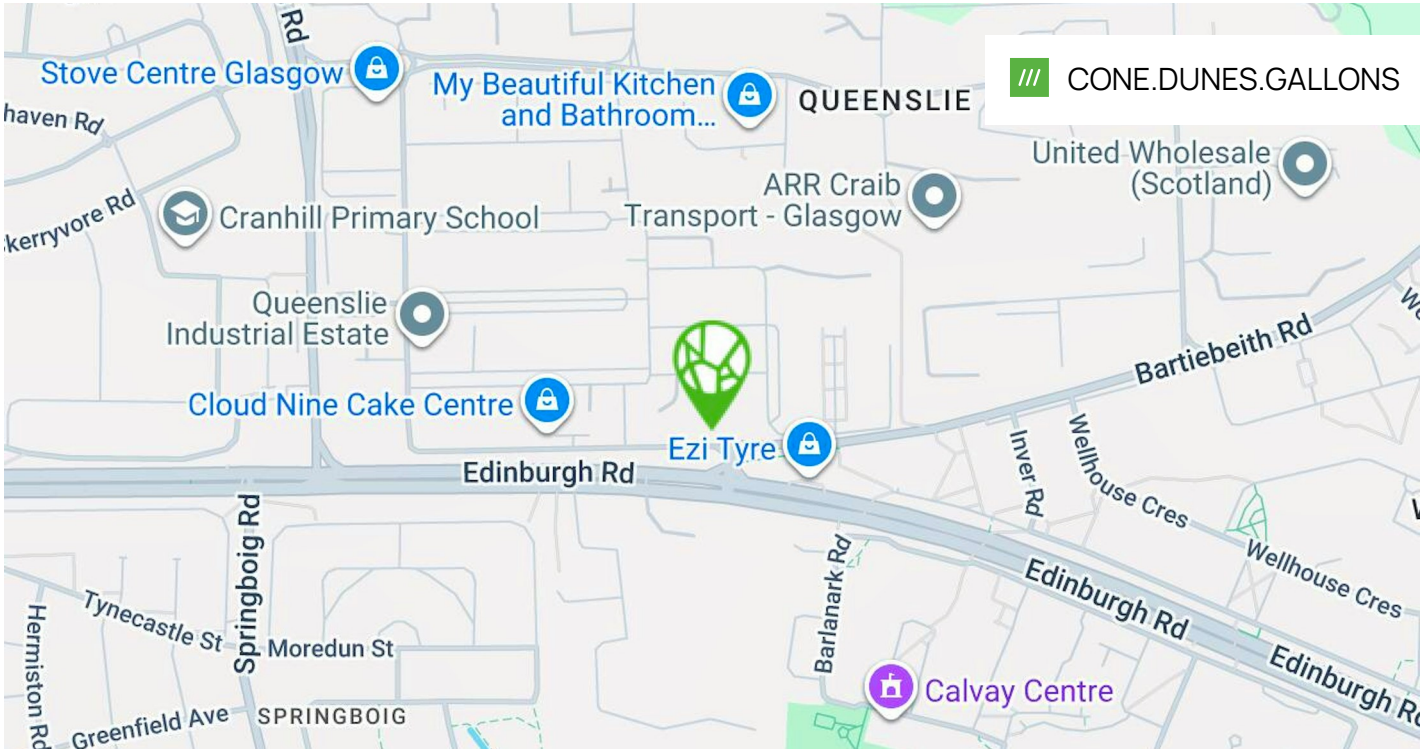

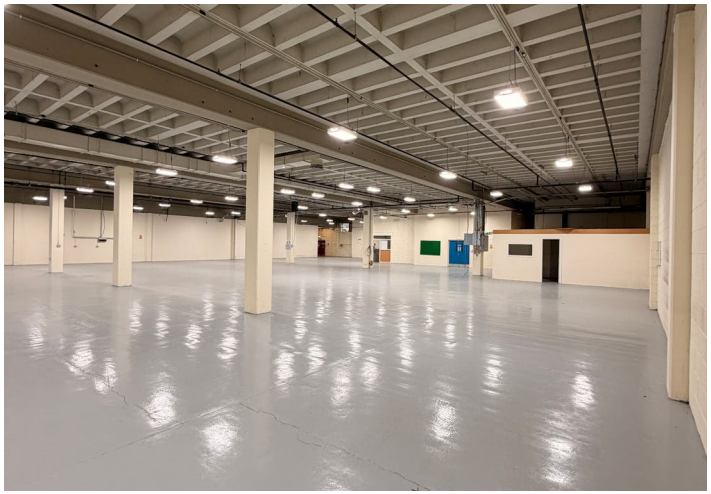

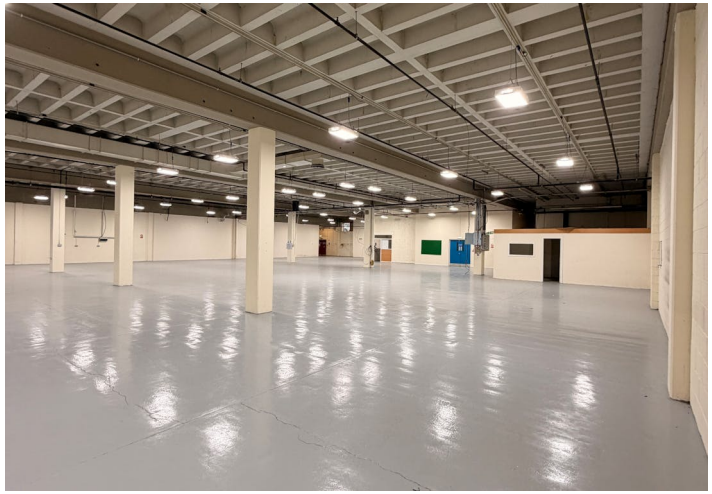

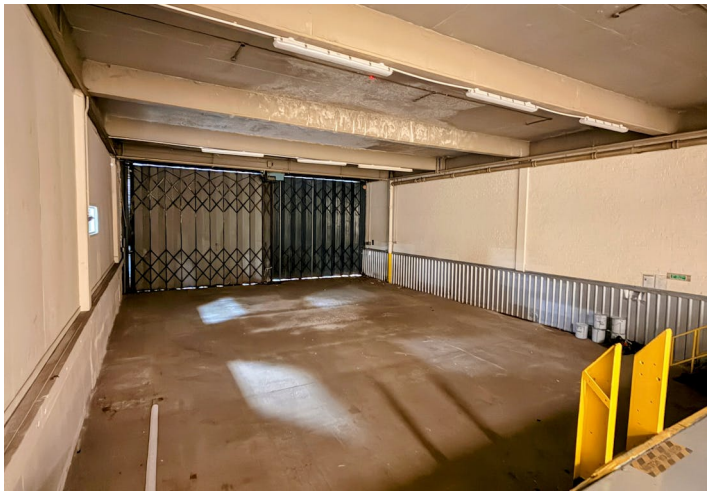

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Warehouse	17,624	1,637.32

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £95,000 per annum. Full quoting terms are available upon request.

SERVICE CHARGE

There is a park wide service charge for the management of the common parts. Details can be provided upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £60,000.

EPC

B (18)

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

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Date of Publication: September 2026