

# PROPERTY

By  Jobs & Business  
Glasgow

## TO LET

MODERN INDUSTRIAL UNIT  
MOORPARK INDUSTRIAL ESTATE,  
33 ORTON PLACE, IBROX, G51 2HF

- Industrial unit: UNIT 4 - 252 sq m ( 2,713 sq ft)
- Great location in close proximity in close to M8,M77 and Ibrox Subway Station
- 24/7 access
- Flexible lease terms available
- Rent - £6.50 per sq ft



24/7  
Access



Car Parking



CCTV



Transport  
Links



Ibrox Subway  
2 Mins Walk

[www.propertybyjbg.co.uk](http://www.propertybyjbg.co.uk)



## LOCATION

Moorpark Industrial Estate is located within the Ibrox area of Glasgow approximately 6 miles south west of the city centre. Access to the M8 motorway is nearby and Ibrox Subway Station is located within 0.5 miles of Moorpark Industrial Estate.

Moorpark Industrial Estate is a vibrant, almost fully occupied industrial estate with the benefit of being situated a short distance from the Established Media Hub of Pacific Quay. Occupiers within the nearby vicinity include Wolseley, Pipe Centre Glasgow and Mac Electrical and Welding.

## FEATURES

The subjects comprise of a substantial industrial/workshop premises of steel frame construction clad externally with profile metal sheeting under a pitched profile metal sheet roof. The subjects have been split to provide office and staff welfare facilities along with workshop space. Access is granted via a timber pedestrian doorway and additionally a roller shutter door.

Internally, the unit benefits from solid, smooth rendered concrete floors which are carpeted within the office and staff areas. The subjects additionally benefit from a tea prep area and WC facilities.

The estate provides occupiers with secure 24 hour entry and all units are individually alarmed.

## FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), we calculate that the subjects extend to a Gross Internal Area of 252.04 sq m (2,713 sq ft).

For an up-to-date availability schedule, please contact:  
Shepherd Chartered Surveyors  
5th Floor, 80 St Vincent Street, Glasgow, G2 5UB  
**0141 331 2807 or [jbgenquiries@shepherd.co.uk](mailto:jbgenquiries@shepherd.co.uk)**





#### MAP KEY

1. Moorpark Industrial Park
2. River Clyde
3. City Centre
4. Ibrox Subway
5. Ibrox Park/Stadium
6. M77 Motorway
7. M8 Motorway
8. Asda Superstore

## BUSINESS RATES

The premises are entered in the current valuation roll with a rateable value of £15,435.

## RENT/LEASE

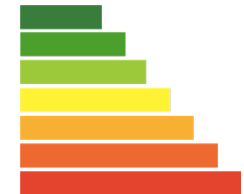
We are seeking £6.50 per sq ft on the basis of a lease of negotiable duration incorporating regular upwards only rent reviews.

## SERVICE CHARGE

The current service charge for the property is £0.66 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be made available to interested parties.



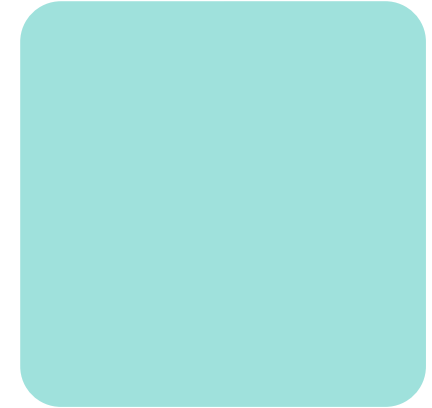
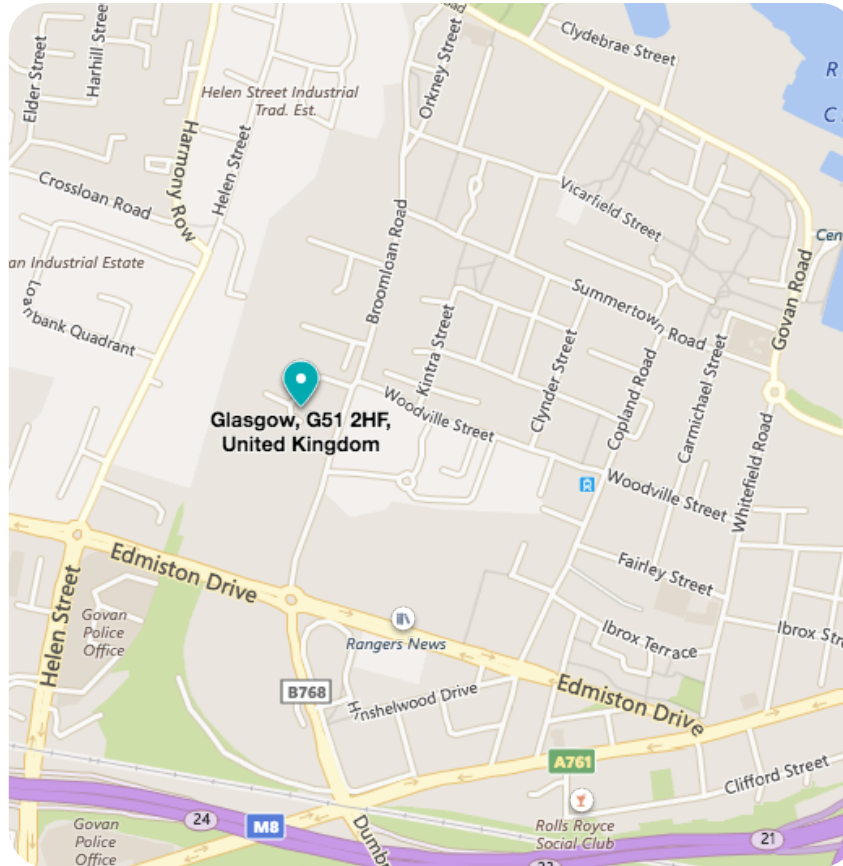
## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to any lease transaction, although standardised lease templates may be available in some circumstances.





## FURTHER INFORMATION

Contact the sole letting agents acting on behalf of Jobs & Business Glasgow:

[www.propertybyjbg.co.uk](http://www.propertybyjbg.co.uk)

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Glasgow, G2 5UB  
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