

# TO LET

## Offices

14B Queenslie Park

G33 4JD



- Strategic business location
- Modern specification
- Flexible space suitable for office, studio and hybrid use
- Below the Small Business Rates Exemption Threshold
- Competitive rents offered
- Flexible “Easy In / Out” Lease Terms – tailored to contracts
- Ample Car Parking Provision
- Available sizes range from 2,096 sq ft / 195 sq m



## Location

The premises are located within Queenslie, an established business location situated 5 miles east of Glasgow city centre, south of the M8. The Park enjoys superb access to Scotland's motorway network via Junction 11 of the M8.

The scheme enjoys good public transport links with multiple bus routes operating nearby and a railway station within 10 minutes walk.

Queenslie boasts many nationally and internationally established tenants. Notable occupiers include Siemens, SoapWorx and Bupa.

## Description

Office and storage accommodation over ground and first floors with the following specification:-

- Modern specification
- Secure entrance provision
- Ample dedicated and on-street car parking
- Shell specification or refurbished to suit
- Excellent natural light
- Good floor to ceiling height
- Flexible open plan space
- Below the Rates Threshold for Small Business Exemption
- Competitive Rents Offered
- Flexible "Easy In / Out" Lease Terms
- Visible to Edinburgh Road allowing branding options

## Accommodation

There are office units available which extend from 2,096 sq ft (195 sq m).

## Energy Performance

EPC available on request.

## Rateable Value

The subjects are entered in the Valuation Roll with an NAV/RV ranging between £9,600 - £9,800.

## Asking Terms

Rent and lease terms are available on application.

## VAT

VAT will be payable on the rent and other charges.

## Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT and registration dues applicable.

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## Viewing & Further Information:

Strictly by prior arrangement only with Savills (UK) Limited

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