

# To Let

# 322 Broomloan Road

Secure Yards, Stadium Estate, 322 Broomloan Road,  
Ibrox, Glasgow, G51 2JQ



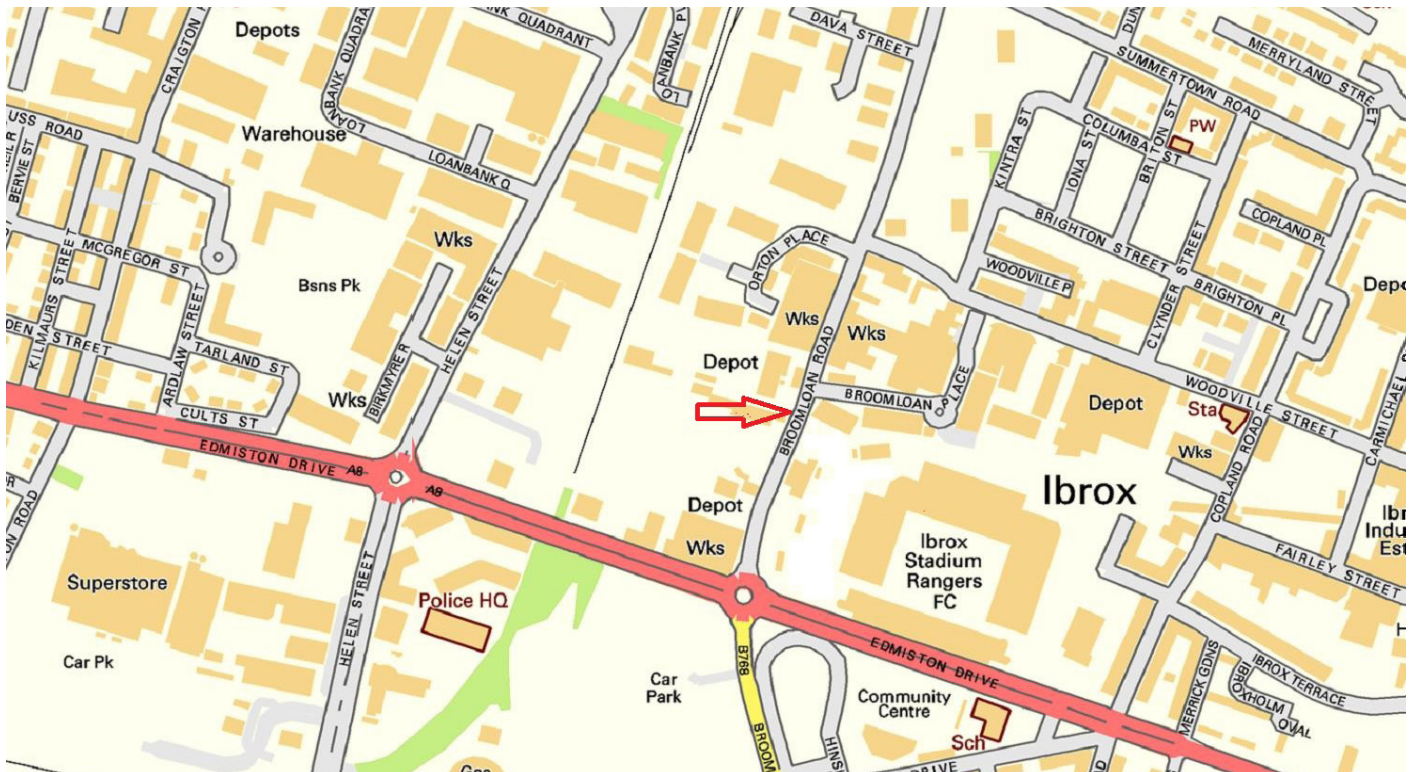
- Secure environment
- Fully surfaced and drained
- Adjacent to Junction 23 M8 motorway
- Availability up to 1.50 acres

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## Location

Stadium Estate lies within minutes drive of Junction 23 of the M8 motorway. The estate is accessed directly from Broomloan Road close to its junction with Edmiston Drive opposite Ibrox Stadium. Glasgow City Centre lies approximately 3 miles to the north east of the estate.

## Description

Stadium Estate provides fully surfaced secure yards suitable for a variety of businesses. The site is fully secured and benefits from a tarmacadam surface which is drained.

There is a two storey office block providing cellular offices which can be leased along with the required yard.

## Accommodation

The 0.25 acre - 1.50 acres.

## Rateable Value

The incoming tenant will be responsible for all rates resulting from its occupation.

## Lease Terms

Our client is looking to lease the yards on a Full Repairing and Insuring basis for lease terms to be agreed. In addition, office space can be leased on its own or as part of a combined letting with the yard space.

Further information is available upon request.

## VAT

VAT will be payable on the rent and other charges.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction. The incoming tenant will be responsible for any Land Tax and registration dues thereon.

## Viewing

For further information or to arrange a viewing please contact the sole letting agent.

## Contact

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