

Block 14B at Queenslie Park

SUMMERLEE STREET, G33 4DB

To Let - Hybrid Office / Light Storage Units - Starting from 2,000 sq ft



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LOCATION

The premises are located within Queenslie Park, 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 Park boasts many nationally and internationally established tenants. Notable occupiers include Siemens, SoapWorks.

DESCRIPTION

Block 14 provides hybrid office / light storage accommodation across both ground and first floor suites. Each pavilion contains four suites. The specification of each pavilion is as follows:

- Secure entrance provision
- Communal WC facilities serving each level
- Ample car parking
- Shell or fitted out specification (to be agreed)
- Excellent natural light
- Flexible open plan space
- Some ground floor units benefit from roller shutter door access



ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

<u>Name</u>	<u>sq ft</u>	<u>Floor</u>	<u>Availability</u>
B2	2,201	Ground	Available
B5	2,077	Ground	Available
B11	2,116	First	Available
B12	2,116	First	Available



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LEASE TERMS

The premises are available on new Full Repairing & Insuring (IRI) lease terms. Please enquire direct to the agents for further information on costs.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RATEABLE VALUE

Rateable Values available on request from the agents, or via the Scottish Assessors Website (www.saa.gov.uk).

CONTACT

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