

INDUSTRIAL

TO LET



- NOW FULLY REFURBISHED
- PRODUCTION/
WAREHOUSE UNIT
- 915 SQ M (9,850 SQ FT)
- GOOD QUALITY OFFICES
- DEDICATED SECURE YARD
& CAR PARKING

**UNITS A & B, 35 WEARDALE LANE,
QUEENSLIE INDUSTRIAL ESTATE, GLASGOW, G33 4DJ**



Location

Queenslie Industrial Estate is an established commercial environment situated approximately 5 miles east of Glasgow City Centre, immediately to the south of the M8 with direct access to the motorway network at junction 11, which is located next to the entrance to the Estate.

Queenslie also benefits from good public transport links, with multiple bus routes serving the area and several railway stations, including Stepps and Shettleston, a short drive away. The Estate also provides convenient access to the M73 and M74 motorways via Edinburgh Road and Glasgow Fort Shopping Centre is a 5-minutes away by car.

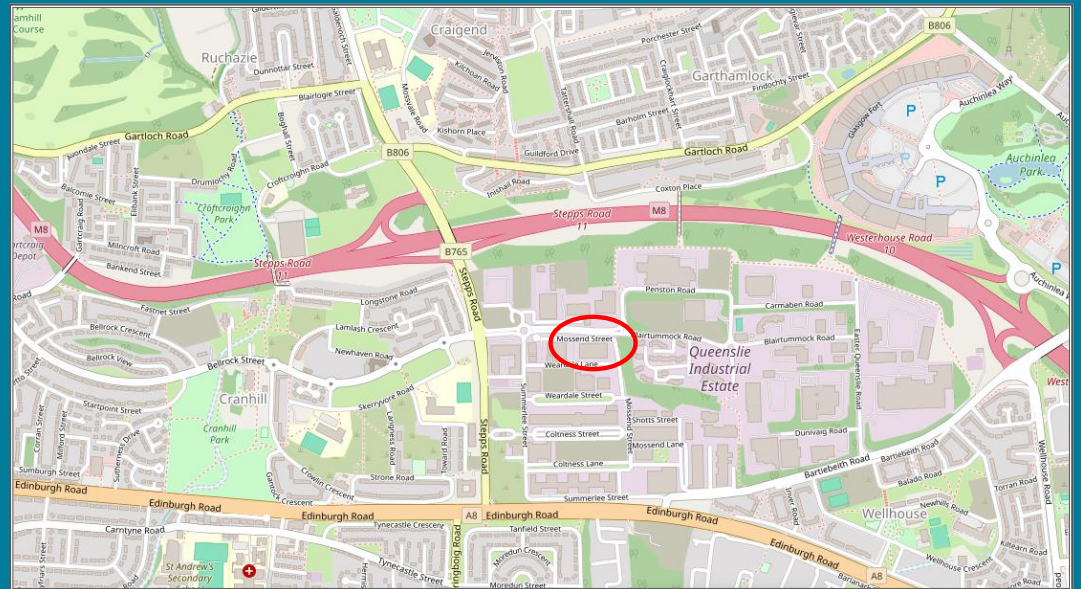
The premises are situated to the north of the industrial estate, where established occupiers include Siemens, Soapworks and CR Smith.

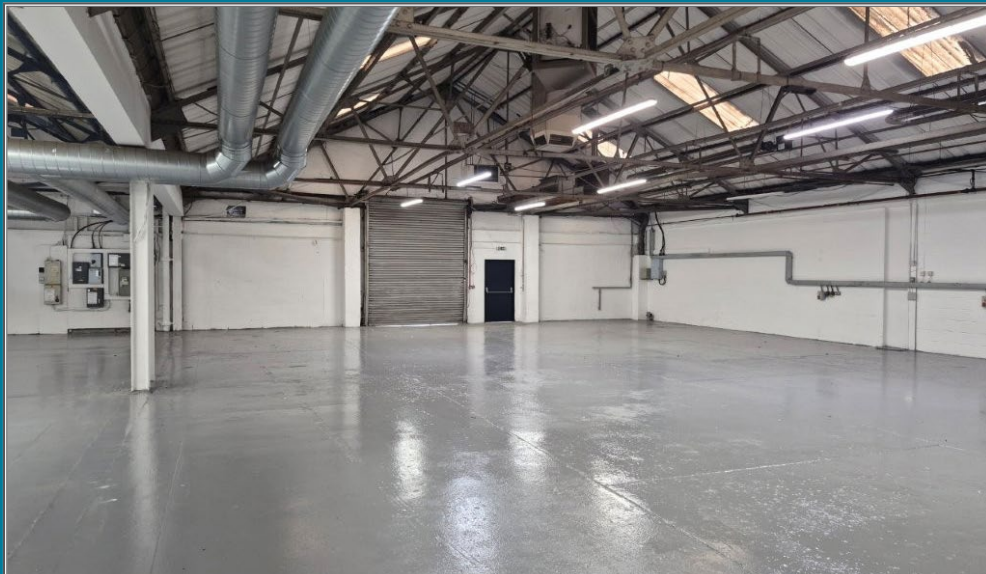
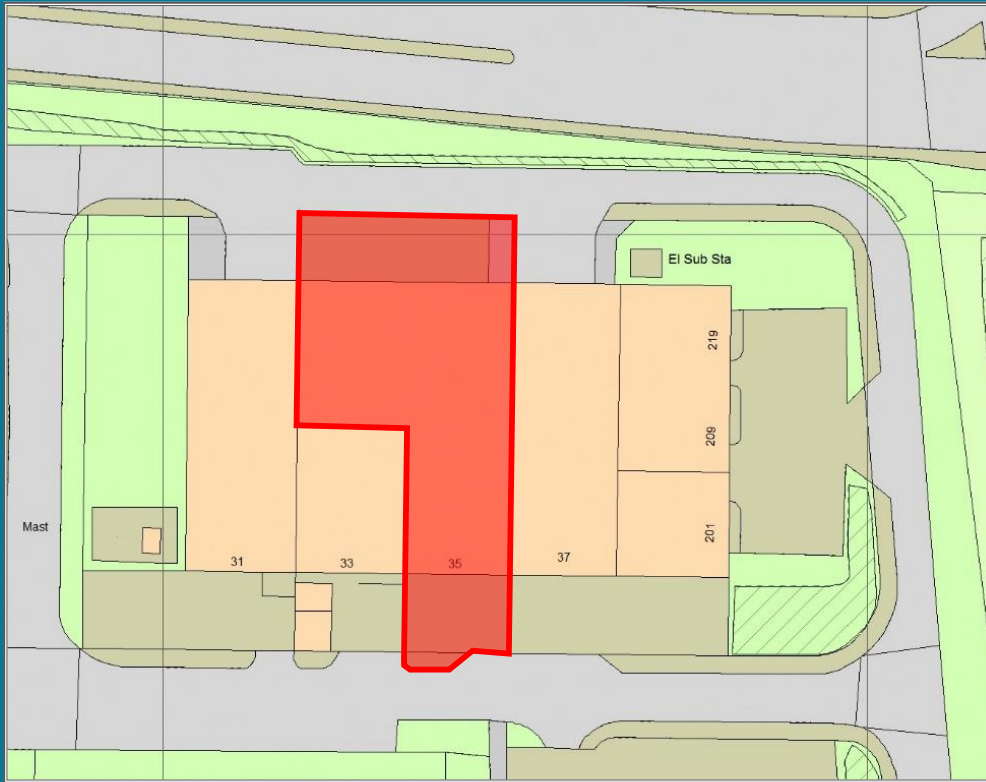
Description

The property is formed from two mid-terrace industrial units of steel framed construction with brick/block infill to the elevations and profile metal cladding to the pitched roof, which incorporates translucent panels. The property benefits from dedicated car parking to the front of the unit, accessed from Weardale Lane, with a secure yard to the rear providing access to Mossend Street.

Internally, the production/warehouse space includes 3-phase power, strip LED lighting, gas fired air blower heating system and two 3.5m manually operated roller shutter doors, proving ground level loading/access from the yard area. Eaves height is 4m, rising to 7.5m at the apex.

Good quality offices have been created to the front of the unit providing a mixture of open plan and cellular accommodation together with meeting rooms. There is also potential for additional office space to be created at the end of the terrace.





Accommodation

The property has been measured in accordance with RICS Property Measurement (2ns Edition) and has the following gross internal areas:

	Sq M	Sq Ft
Production/Warehouse	757.59	8,155
Offices	157.48	1,695
Total	915.07	9,850

Rateable Value

The property is entered in the Valuation Roll as a Warehouse with a rateable value of £39,500.

Energy Performance Certificate

An energy assessment has been carried out and the property had achieved an EPC rating of 'D'.

Terms

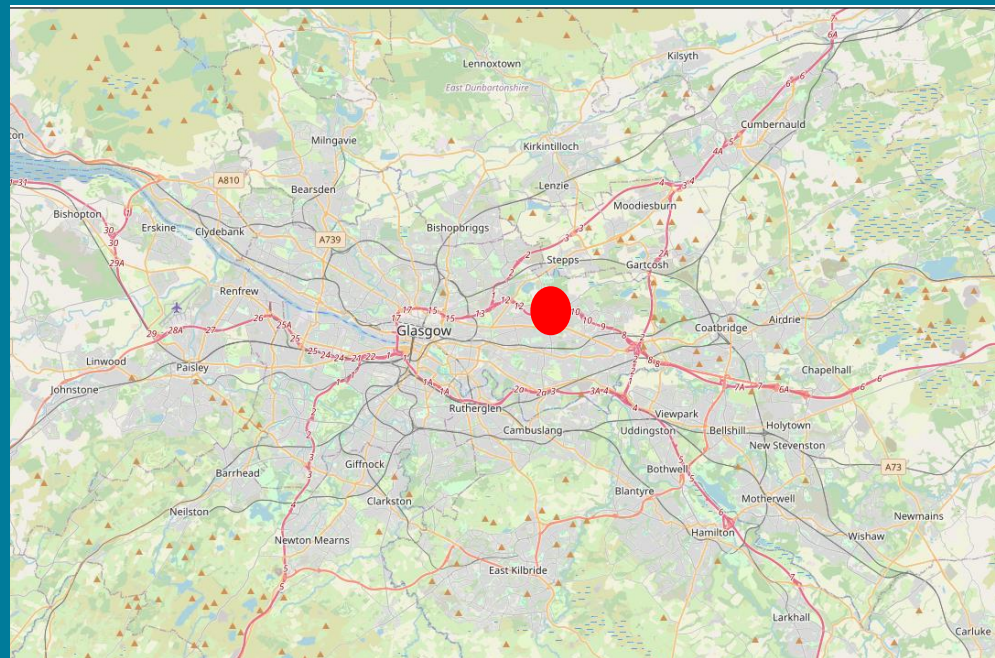
The property is available to let on a full repairing basis for a term to be agreed. Further details are available on application to the sole letting agents.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however the tenants will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.