



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit 12, Queenslie Point, 120
Stepps Road, Glasgow, G33 3NQ

INDUSTRIAL UNIT / WORKSHOP

- LEASE FROM £15,000 PER ANNUM
- 2,809 FT²
- LARGE ROLLER SHUTTER DOOR
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PRIVATE PARKING
- EASY ACCESS TO MOTORWAY NETWORK

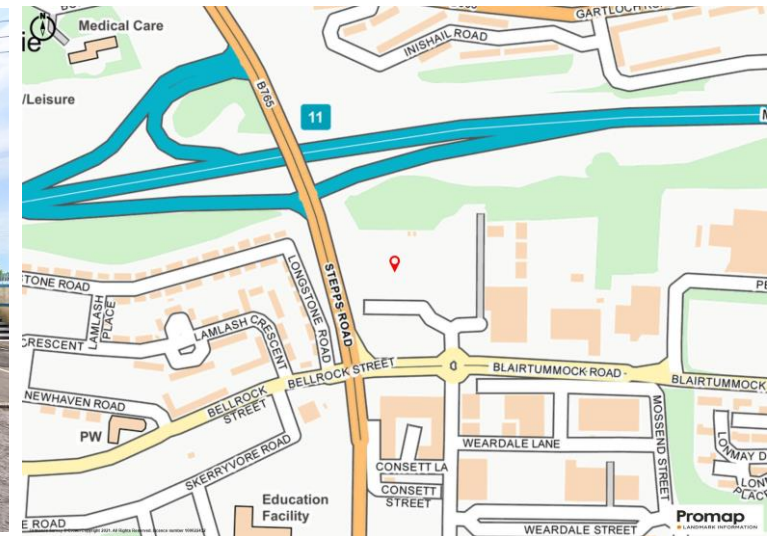


LOCATION

Glasgow is the largest city in Scotland, and third most populous in the United Kingdom. Historically part of Lanarkshire, the city now forms the Glasgow City council area, one of the 32 council areas of Scotland; the local authority is Glasgow City Council. Glasgow is situated on the River Clyde in the country's West Central Lowlands.

Glasgow became one of the first cities in Europe to reach a population of one million. The city's new trades and sciences attracted new residents from across the Lowlands and the Highlands of Scotland, from Ireland and other parts of Britain and from Continental Europe.

The subjects are located on the north western side of Consett Lane within Queenslie Point and within the Queenslie area of Glasgow.



DESCRIPTION

The subjects comprise a single storey mid-terraced industrial property. The building is of steel portal frame construction with brick outer walls whilst being surmounted by a pitched roof overlaid in profiled metal sheeting.

Internal access is afforded through a roller shutter door along with additional pedestrian access. A further pedestrian door is located to the rear of the property.

Internally the subjects provide a workshop area, office, managers office, staff room, kitchen and w.c on the ground floor and a mezzanine floor provides further storage.

There are good levels of private parking provided on site.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

261m²/2,809ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Glasgow City Council Planning Department.

PROPOSAL

Lease from £15,000 per annum for a new FRI lease.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

RATING

Rateable value £7,700.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk

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