



FALCONER

PROPERTY CONSULTANTS

**UNIT 12,
QUEENSLIE POINT,
120 STEPPS ROAD,
GLASGOW,
G33 3NQ**

TO LET

- LEASE FROM £16,800 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.

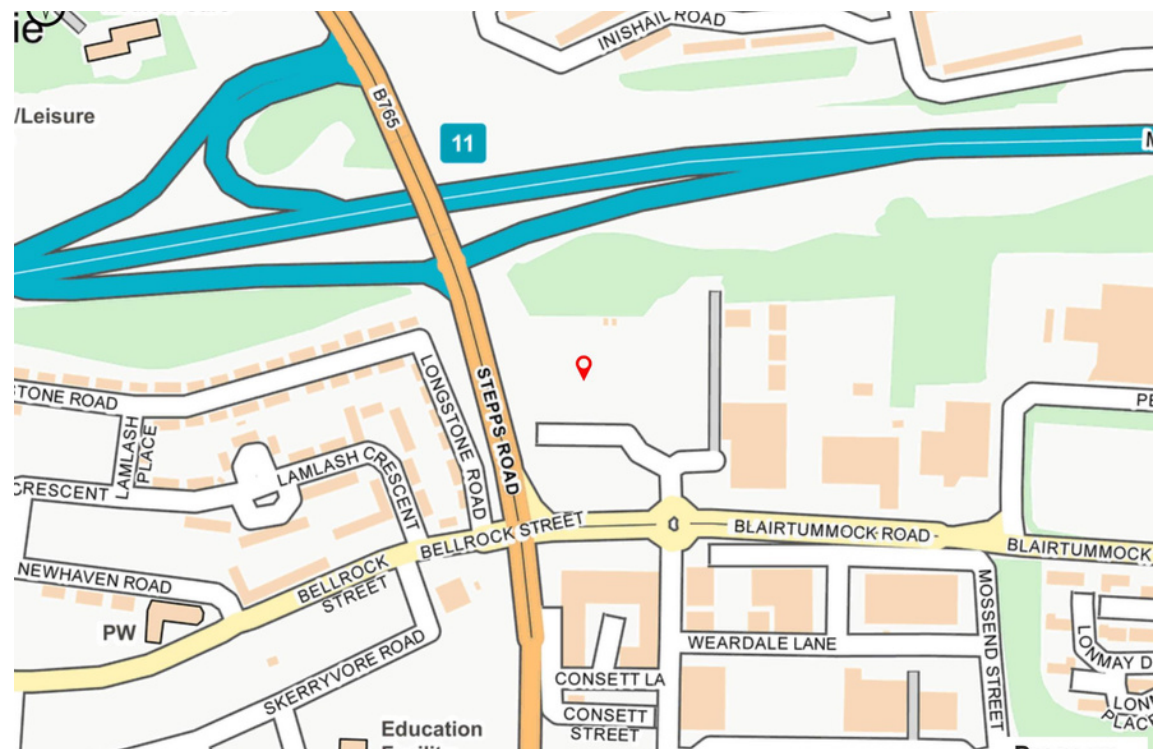
Internal access is afforded through a roller shutter door along with additional pedestrian access. A further pedestrian door is located to the rear of the property.

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.

PROPOSAL

Lease from £16,800 per annum for a new FRI lease.



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.

RATING

Rateable value £7,700.

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 sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

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





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published November 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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