



New Build Workshop / Warehouse Units

Spiersbridge Business Park, Spiersbridge Way, Glasgow G46 8NG

Location

The Business Park is situated between Thornliebank and Rouken Glen/Whitecraigs and is accessed from Spiersbridge Avenue. It is located 7 miles from Glasgow city centre, and is within easy reach of the quality residential suburbs of Giffnock, Clarkston, Whitecraigs and Newton Mearns.

Junction 3 of the M77 is located half a mile from the business park providing excellent access to the city centre (10 mins), the M8 and beyond. Glasgow International Airport, offering national and international connections is located eight miles from the Park. Frequent bus services operate along Spiersbridge Road and Thornliebank train station is nearby.

Nearby occupiers include East Renfrewshire Council, Redpath Construction, Swagelok UK, Saint Gobain, Howdens, Inverarity Morton, Salon Services, Hewden Hire and Plumb Centre. Facilities on the Park include an 80 place Children's Nursery and a gym.

Description

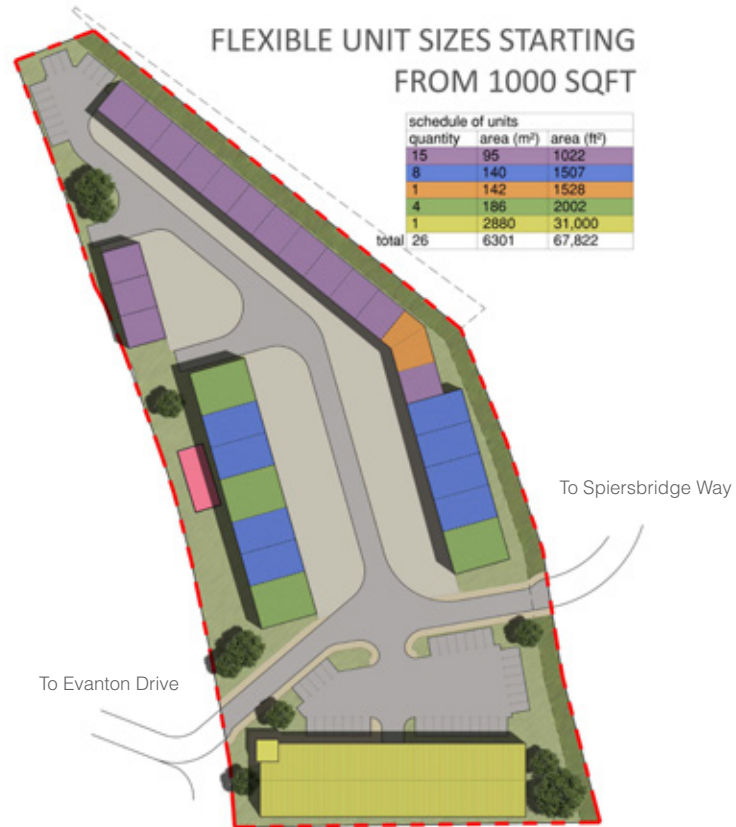
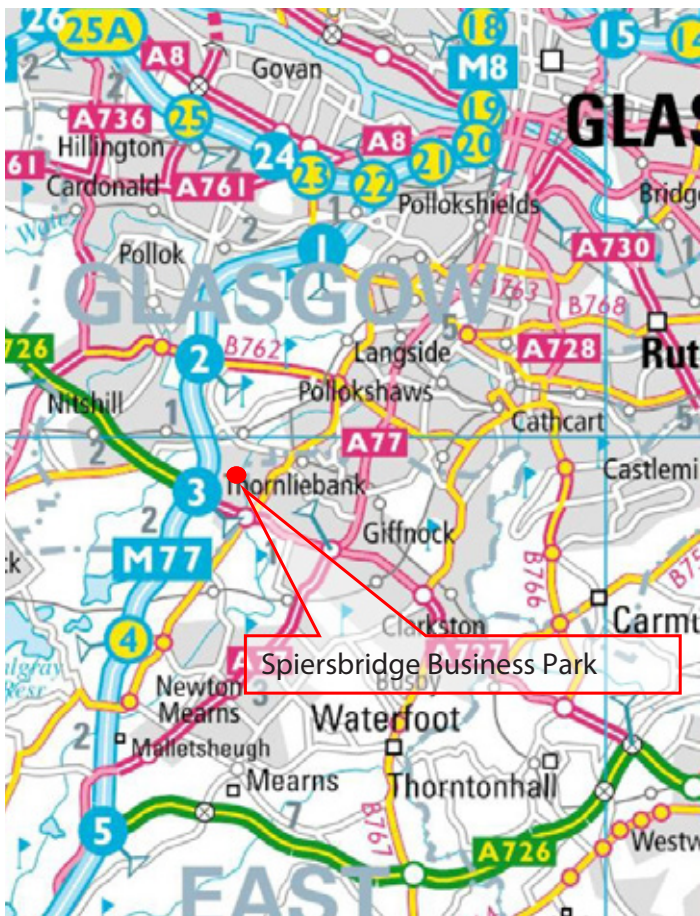
Spiersbridge Business Park is a modern development comprising office/warehouse units, high quality office pavilions and terrace industrial units all set in scenic woodland surroundings providing an ideal working environment.

The new units shall be accessed from both Spiersbridge Way and Evanton Drive, within Thornliebank Industrial Estate providing quick and convenient access to J3 of the M77.

The subjects shall comprise terraced warehouse / workshop accommodation of steel portal frame construction and clad externally with profile sheeting. The units shall have an eaves height of 5.2m and shall be built to a high standard. There is a shared yard to the front of the units.

Accommodation

Units from 1,500 sq ft (140 sq m) to 31,000 sq ft (2,881 sq m).



Rent

Upon application.

Business Rates

Rateable Values will be confirmed upon completion. Indicative levels can be provided upon request.

Service Charge

A service charge for the common maintenance and management of the park will apply. For further details please contact the agents.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

James G McManus
jim@lapsleymcmanus.com

Allan T Lapsley
allan@lapsleymcmanus.com

Lapsley McManus Property Consultants
72 Waterloo Street, Glasgow G2 7DA

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. April 2016.