



Modern Warehouse with High Quality Office Fit Out

Unit 3 Spiersbridge Business Park, 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.

Occupiers on the Business Park include East Renfrewshire Council, Boss Fire Protection, Osdin Interiors, Optosafe, Trading Standards, Redpath Construction and Urban Electrical. Facilities on the Park include an 80 place Children's Nursery and a gym.

Description

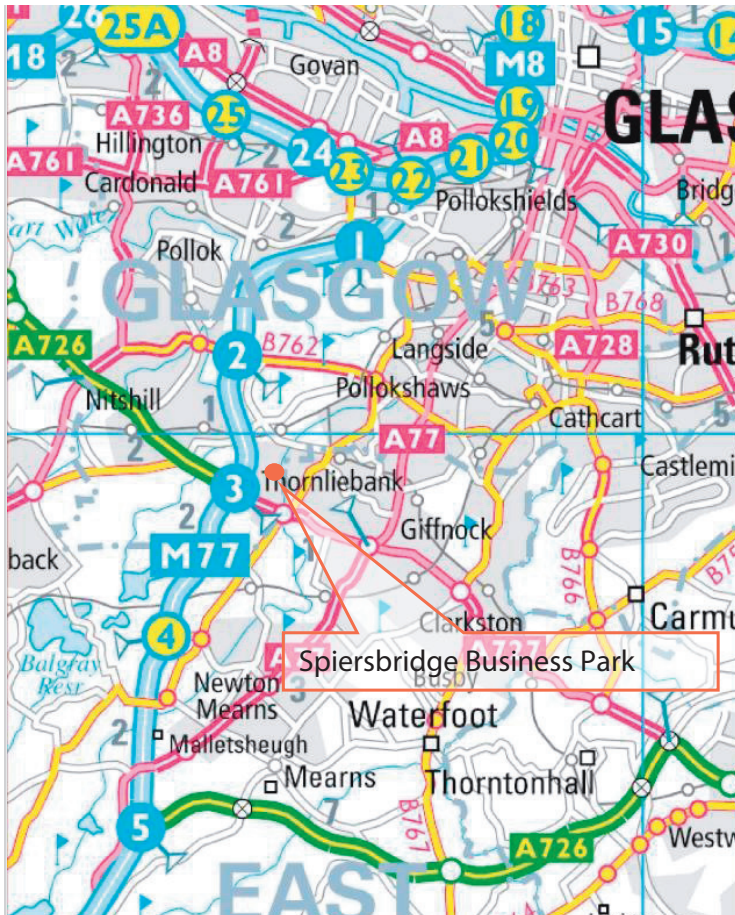
Spiersbridge Business Park is a new development comprising office/warehouse units, high quality office pavilions and terrace industrial units and set in scenic woodland surroundings providing ideal working environment.

The property comprises a modern terrace warehouse of steel portal frame construction and clad externally with profile sheeting. The unit has an eaves height of 6.5m and provides high quality warehouse accommodation together with high quality office accommodation at 1st floor level.

The offices is fitted to a high standard incorporating a mix of open plan and cellular offices including a board room, formed with glass partitions. Other staff amenities include a modern kitchen and staff area.

A communal yard is available to the front of the premises.

For further information please call today 0141 556 1222



Drive Times

Location	Distance	Time
Glasgow	8 miles	12 mins
Ayr	29 miles	37 mins
Kilmarnock	17.4 miles	23 mins
Stirling	37.5 miles	43 mins
Edinburgh	55.6 miles	1 hr 6 mins
Dundee	94.4 miles	1 hr 52 mins
Aberdeen	152.7 miles	3 hrs 23 mins

Rent

£37,000 per annum.

Floor Areas

Warehouse 2,925 sq ft (272 sq m)
Offices 1,895 sq ft (176 sq m)
Total 4,820 sq ft (448 sq m)

Business Rates

RV: £25,500
UBR: £0.49
Payable: £12,495

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

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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 2019.