



TO LET



VARIOUS INDUSTRIAL UNITS

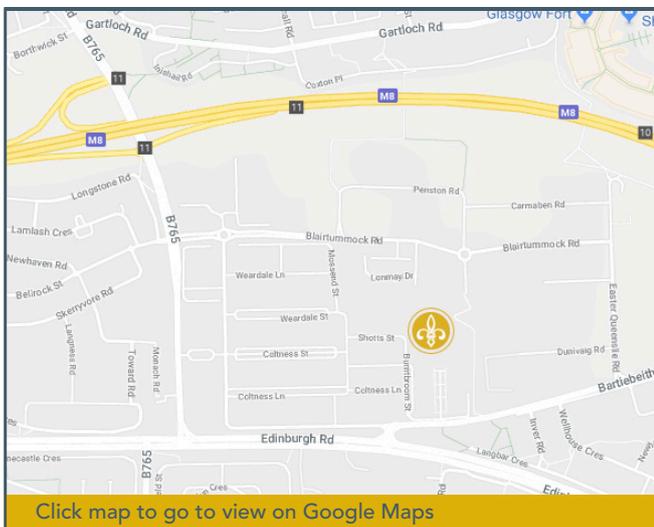
Burntbroom Court
Burntbroom Street
Queenslie Industrial Estate
Glasgow, G33 4DZ

- Subject to availability, 2,854 to 11,240 sq ft (265.1 to 1,044.2 sq m) GIA
- Accessed via Junctions 10 and 11, M8 motorway
- Secured site
- Flexible lease periods and terms available
- Suitable for various uses



Burntbroom Court
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www.rosslynproperty.com
0141 442 0021



LOCATION

Burntbroom Court is situated within Queenslie Industrial Estate, located approximately five miles to the east of Glasgow city centre and accessed from the M8 motorway via both Junctions 10 and 11. The Baillieston Interchange is only two miles to the east and provides easy onwards connections to the M73, M80 and M74 motorways.

The properties lie within a secured site to the east-side of Queenslie Industrial Estate and are accessed from a dedicated entrance off Shotts Street.

DESCRIPTION

Burntbroom Court provides of a mix of terraced and semi-detached industrial units of steel portal frame and brick wall construction. Typically, each unit includes office and WC facilities and separate loading and pedestrian access doors.

ACCOMMODATION

A schedule of availability, including floor areas, accompanies this brochure.

AVAILABILITY

The units are available to lease for periods to be agreed and the attached schedule provides information on rent and other occupation costs.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LOCAL AUTHORITY RATES

Details of the properties' Rateable Values are included on the availability schedule and payment of rates is a tenant's responsibility. Interested parties should make their own enquiries with the Local Assessor and further information is available at www.saa.gov.uk.

Water and sewerage rates also payable by the tenant.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction and, in the usual manner, the incoming tenant will be responsible for Registration Dues and any Land & Buildings Transaction Tax that is applicable.

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT.

VIEWING

For viewings or further information, please contact:

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