

TO LET - INDUSTRIAL

UNITS 10 & 11, BLOCK 8 SPIERSBRIDGE TERRACE
THORNLIEBANK INDUSTRIAL ESTATE, GLASGOW, G46 8JH



KEY HIGHLIGHTS

- 28,704 sq ft
- Clear internal eaves height of 3.7M
- Open-plan warehouse accommodation to rear
- Rear loading access via generous communal yard
- Substantial mid-terraced industrial premises
- Well-presented offices / showroom space to front
- Benefits from over-clad roof completed in 2017
- Highly convenient M77 motorway access via Junction 3

SUMMARY

Available Size	28,704 sq ft
Rent	£160,000 per annum
Rates Payable	£74,976 per annum
Rateable Value	£132,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced industrial premises forming part of a larger terrace.

The front area provides well-presented office and showroom accommodation over ground and first floor levels accessed via an attractive full height glazed entrance with passenger lift.

Open-plan warehouse accommodation is provided to the rear with 3.7m eaves.

Two dock loading doors opening out onto generous shared communal yard space.

The warehouse benefits from LED lights throughout and the roof was over-clad with modern insulated panels in 2017.

Separate welfare facilities for warehouse and office staff are provided.

15 dedicated car parking spaces are provided to the front of the property plus there is generous on-street parking provided.

LOCATION

Thornliebank Industrial Estate is situated just 6 miles south of Glasgow City Centre.

The estate is accessible off the A726 (Nitshill Road) that connects with Junction 3 M77, in turn connecting with the M8 and M74 motorways beyond.

The property is prominently situated on the north side of Spiersbridge Terrace at its junction with Spiersbridge Avenue, this being the main central boulevard accessing the estate off the A726.

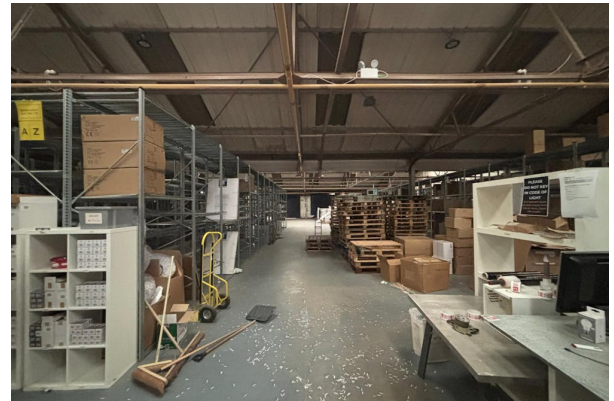
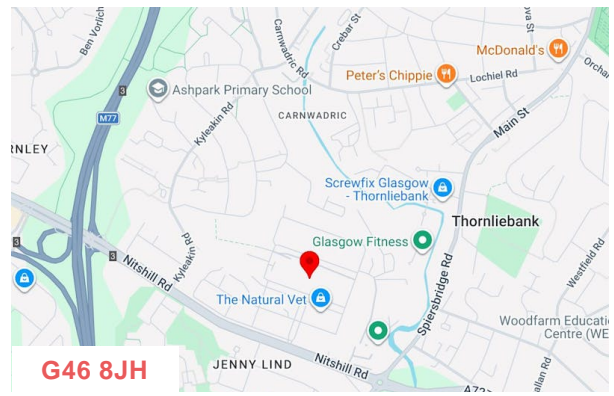
Regular bus services operate on the A726 whilst Thornliebank Railway Station and Patterton Railway Station are 1 mile away to the north and south.

Neighbouring occupiers include Howdens, Wolseley, Inverarity Morton, AMG Kitchens, Star Refrigeration, McAlpine & Co, Akela Group and Turner Aviation.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	18,934	1,759.03	Available
Ground - Offices	7,567	703	Available
1st - Offices	2,203	204.67	Available



VIEWING & FURTHER INFORMATION

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