# TO LET - INDUSTRIAL

### 322 BROOMLOAN ROAD

# IBROX, GLASGOW, G51 2JW



## **KEY HIGHLIGHTS**

- 5,274 sq ft
- Benefits from high quality concrete yard extending to 7,000 sq ft
- Internally provides open-plan warehouse accommodation with offices
- Convenient M8 motorway access via Junction 23

- Standalone industrial premises with 7m eaves
- Scope to provide an additional 7,000 sq ft of yard space if required
- 5 tonne overheard crane
- Rent £36,000 per annum plus VAT

#### **SUMMARY**

Available Size	5,274 sq ft		
Rent	£36,000 per annum		
Rates Payable	£9,810.60 per annum		
Rateable Value	£19,700		
VAT	Applicable		
EPC Rating	Upon enquiry		

#### **DESCRIPTION**

Standalone industrial premises.

Externally the subjects benefit from dedicated concrete surfaced yard extending to 7,000 sq ft together with a loading canopy. There is scope to provide an additional 7,000 sq ft of concrete yard space if required by an incoming occupier.

The building is of steel portal frame construction with access via 2 x full height electric vehicle access doors of 4m wide x 4.6 m high.

Internally provides open-plan warehouse accommodation with insulated panel roof incorporating light panels allowing for excellent levels of natural daylight.

Existing offices and staff welfare facilities provided. The floor area above the offices is load bearing and can be used for mezzanine storage.

5-tonne overhead crane.

The clear internal eaves height is 7M high.

#### LOCATION

Located within the Ibrox area of Glasgow's South Side just 3 miles south-west of Glasgow City Centre.

The subject property is situated on the west side of Broomloan Road a short distance north of its junction with Edmiston Drive.

Junction 23 of the M8 motorway is a 2 minute drive south that connects with the M74 & M77 beyond.

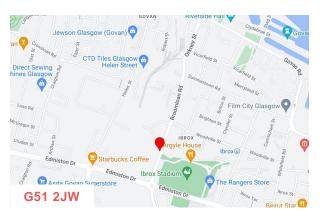
Excellent access to public transport links are provided; Ibrox Underground Station is a 5-minute walk away whilst various bus routes operate on Edminston Drive.

Nearby occupiers include Sunbelt Rentals, Ferguson & Menzies Ltd, Electric Centre, Ceiba Renewables and GAP Plant Hire.

#### **ACCOMMODATION**

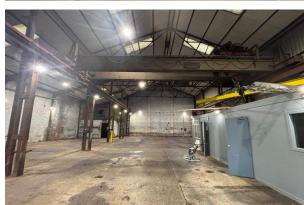
The accommodation comprises the following areas:

Total	5,274	489.97	
Unit - Offices	586	54.44	Available
Unit - Warehouse	4,688	435.53	Available
Name	sq ft	sq m	Availability









## **VIEWING & FURTHER INFORMATION**

### **Gregor Brown**

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