



To Let/May Sell - Industrial Units

## **Spiersbridge Terrace, Thornliebank Industrial Estate, G46 8JH**

- Fully refurbished industrial units
- Units available from 8,900 to 20,000 sq. ft. combined
- Suitable for a variety of commercial uses/requirements
- Excellent location in close proximity to Junction 3 of the M77
- Competitive rents

## Location

Thornliebank Industrial estate is located south of Glasgow, approximately 7 miles from the City Centre. It is strategically positioned off Junction 3 of the M77 providing excellent access to the wider motorway network across central Scotland. The estate hosts a number of national and local occupiers including Howdens, Plumb Centre, Curtiss-Wright and Star Refrigeration.

## Accommodation

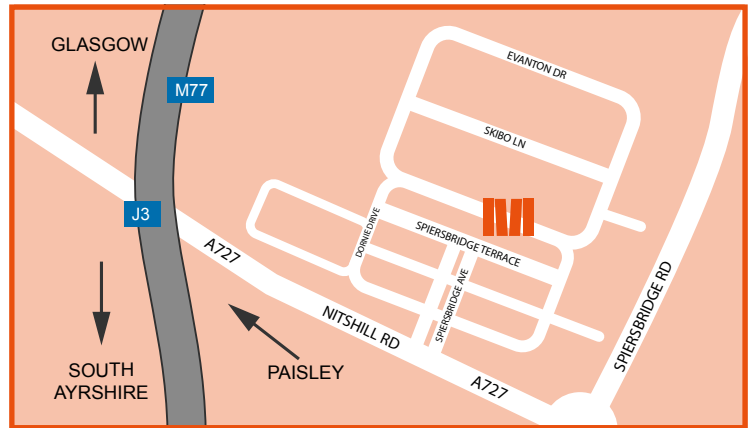
Unit 7	8,900 sq. ft.
Unit 15	10,000 sq. ft.
Unit 16	10,000 sq. ft.

## Description

The units have been fully refurbished and provide good quality industrial/warehouse space suitable for a variety of uses. Internally the units benefit from a reception area, office space and staff facilities to the front leading through to the main industrial area to the rear. An electric roller shutter door to the rear provides access to a secure palisade yard with additional staff facilities provided within an extension to the rear of the units.

## Viewing and further information

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents.



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### Lease terms

Our client is seeking to lease the units on a new Full Repairing and Insuring lease for a term to be agreed.

### Sale Terms

Price on application.

### Rent

Units are available at a competitive rent of £4.50 per sq. ft.

### Service Charges

The rental is inclusive of service charge. The tenant will however be liable for utilities relating to the unit.

### Energy performance

A copy of the energy performance certificate can be made available on request.

### Rating assessment

The property will require to be reassessed on occupation.

### VAT

All prices quoted are exclusive of VAT, where applicable.

### Legal costs

Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.

## Contact

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