

# McNicol

PROPERTY CONSULTANTS

## TO LET

### Warehouse with Office Content and Yard



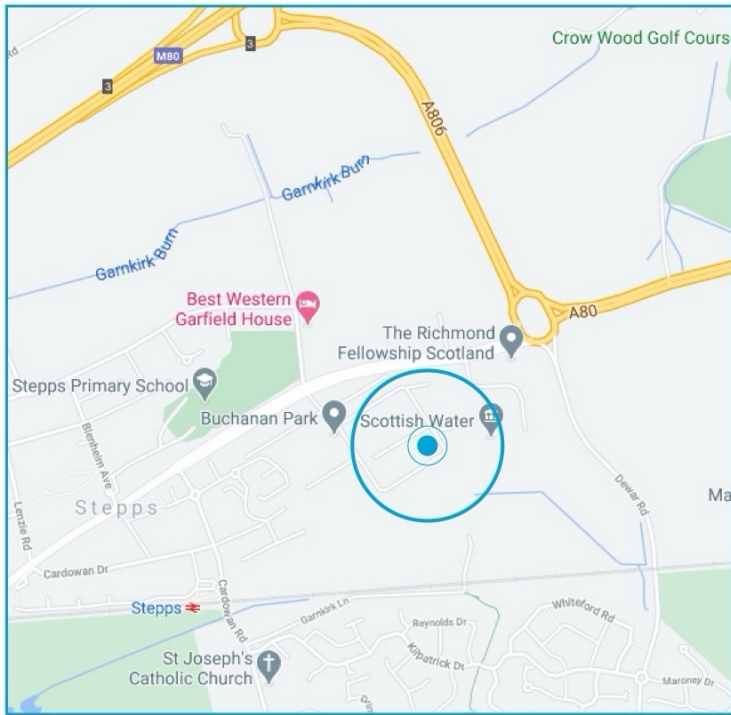
## WAREHOUSE 3, BUCHANAN PARK, STEPPS, GLASGOW G33 6HZ

- Warehouse – 2,177 sq m (23,426 sq ft) • Internal Office Accommodation
- Yard Space • 24Hr Security + CCTV • Excellent Transport & Motorway Links



## Location

The property is located in Buchanan Park which provides excellent transport and motorway links to Edinburgh in the East, Glasgow Airport to the West, Aberdeen and Perth to the North and Carlisle to the south. These links make The Park the perfect location for industrial users. Buchanan Park is located approximately 7 miles north-east of Glasgow City Centre on the A80, which lies adjacent to the M8 motorway. The M8 provides direct links to the M80 motorway for access to Edinburgh, Stirling and Perth with the M74 providing a gateway to the south.



## Description

The property comprises an end terraced Warehouse of portal frame construction. Internally, the warehouse benefits from two storey modern office content plus staff facilities. In addition, a number of storage areas & a mezzanine have been created by previous tenant. The property has a mixture of level access & high level access for loading. The external yard to the rear is surfaced & could be fenced to provide a dedicated secure yard area.

The roof is double pitched with the clear height being approximately 6.26m and the eaves being approximately 4.69m. The warehouse benefits from three electric operated roller shutter doors (3.15m Width / 3.25m Height).

The park also offers several yard areas which are ideal for open storage. Buchanan Park also benefits from 24 hour security, car parking and an onsite management service.

## Accommodation

Warehouse:	1,805 sq m (19,426 sq ft)
Offices:	371 sq m (4,000 sq ft)
Total :	2,177 sq m (23,426 sq ft)

## Quoting Rent

Price on Application

## Rateable Value

We have been advised by the North Lanarkshire Council Assessors Department that the property has a Rateable Value = £44,750.

## Vat

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



## Viewing And Further Information

Please contact the Sole Letting Agent:



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