

TO LET

FULLY REFURBISHED UNITS FROM 1,500 - 12,500 SQ FT

**EDMISTON
TRADE PARK**
GLASGOW G51 2YU

- Newly refurbished
- Units can be combined to suit requirements
- Excellent access to motorway network
- Minutes from Glasgow City Centre



EXCELLENT LOCATION

Edmiston Drive trading estate is located at the junction of Edmiston Drive and Broomloan Road, adjacent to Ibrox Stadium. The M8 motorway is located a short distance from the estate, accessed via Junctions 23 and 24.

Glasgow City Centre is located a short distance to the east of the estate. Glasgow airport is situated approximately 12 minutes drive to the west of the subjects and Edinburgh is located approximately one hour drive away.



**EDMISTON
TRADE PARK**

WITH IMMEDIATE MOTORWAY ACCESS



**EDMISTON
TRADE PARK**

WAREHOUSE ACCOMMODATION



**WITHIN A SECURE
GATED ESTATE**



The subjects comprise newly refurbished warehouse accommodation within a secure gated estate. Units are of steel frame construction with infill walling of block work. Flooring throughout is reinforced concrete and the roof and elevations are of Kingspan design.



EDMISTON TRADE PARK

ACCOMMODATION

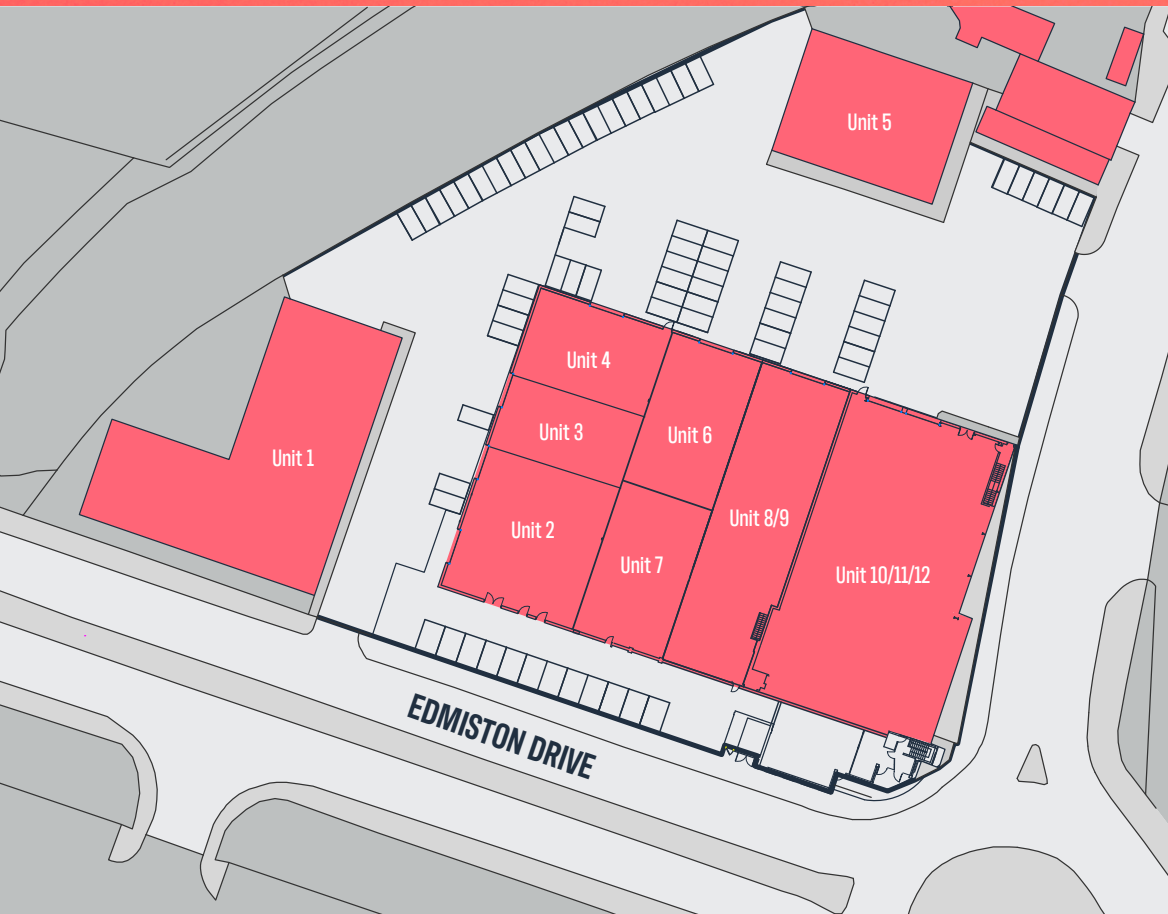
The table opposite is indicative and space can be subdivided to meet specific requirements.

RENTAL

Rentals available on enquiry.

UNIT	Sq Ft	Sq M
1	Govan Housing	
2	GM Tyre Shop	
3	1,883	175
4	2,271	211
5	4,000	372
6	Scottish Ambulance Services	
7	2,271	211
8/9	ST's Specialist Services	
10/11/12*	12,500	1,161

* Available as a single unit or can be sub divided





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RATEABLE VALUE

The subjects have yet to be assessed by the Scottish assessor for rating purposes.

EPC

EPC can be made available on request.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for land and buildings transactions tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any interest parties must satisfy themselves independently as to the incidents of VAT in respect of any transaction.

FURTHER INFORMATION AND VIEWINGS

Please contact the letting agents:

**Reith
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