

About the Unit

The property comprises a 22,383 sqft (2,079 sqm) modern high quality distribution warehouse and production facility, constructed in 2007 and incorporating approximately 30% offices and staff welfare facilities over 2 floors together with dedicated yard and generous car parking.

The high quality specification and layout also lends itself to an HQ style operation.

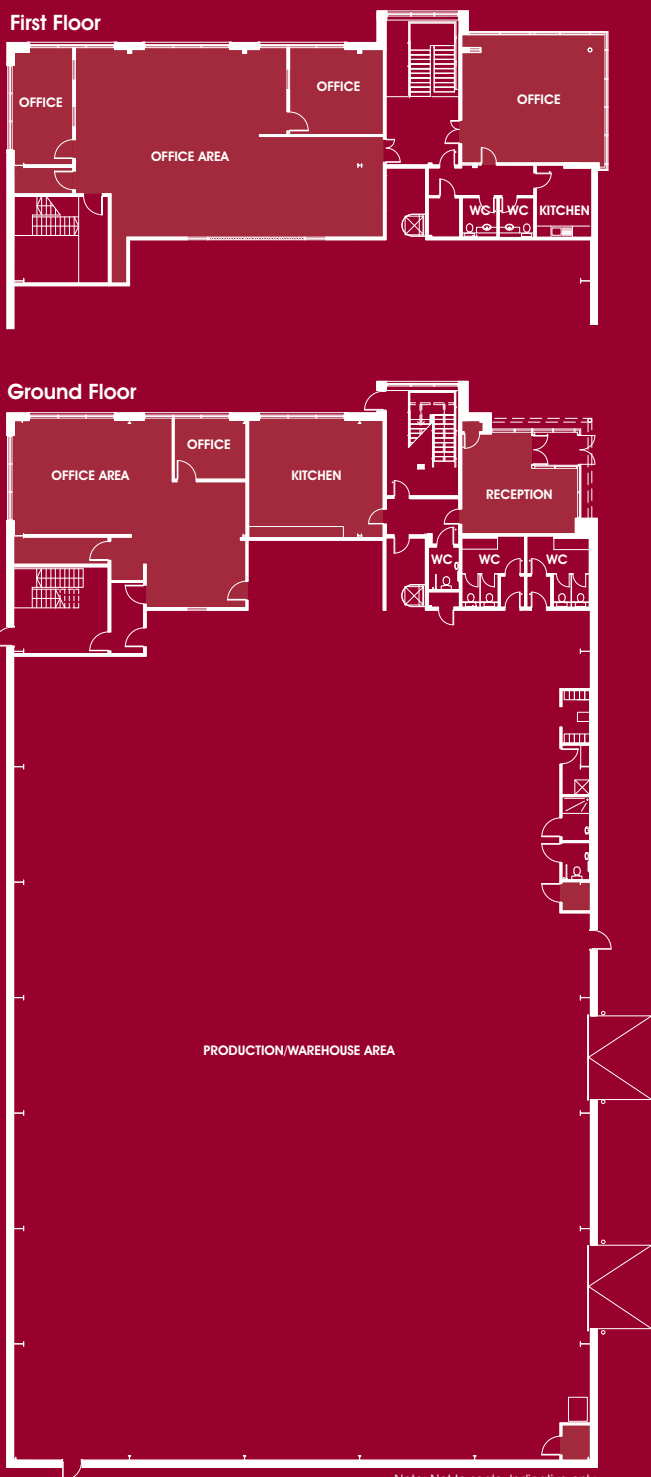
Accommodation

The accommodation provides the following approximate gross internal areas:

| | | |
|----------------|--------------------|--------------------|
| Warehouse | 15,509 sqft | (1,441 sqm) |
| GF Offices | 3,179 sqft | (295 sqm) |
| 1st Fl Offices | 3,695 sqft | (343 sqm) |
| TOTAL | 22,383 sqft | (2,079 sqm) |

RadialPoint

Cardonald Business park, Glasgow
satellite navigation: **G51 4GA**



Specification

Key specification includes:

Barrel vaulted roof

6m to underside of haunch

2 ground level loading doors (4.5m x 5.4m)

Medium duty warehouse floor loading

High quality offices & staff welfare facilities comprising; attractive entrance foyer, open plan & cellular offices, kitchen & tea prep areas, comms room, WCs and showers

Heating & lighting to warehouse & offices

Concrete service yard with 26m turning circle

42 car parking spaces



Terms

The unit is available to let on full repairing and insuring terms with further details available from the sole agent, Colliers International.

To Let the Waverley unit two

www.radialpoint.co.uk

Note: Not to scale. Indicative only.



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EPC

Available upon request.

Further Information

For further information please contact the sole letting agent:



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the waverley



Overall site layout plan

Note: Not to scale. Indicative only

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Important: These particulars do not form part of any contract. The letting agent, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. 1017