

# Davieland Court, Ibrox Business Park 10 Broomloan Place, Glasgow, G51 2JR

High Quality Industrial Unit to let  
3,854 sq ft (Ground Floor 2,054 sq ft & Mezzanine 1,800 sq ft)  
Available Summer 2022



3 miles / Glasgow City Centre



6m eaves



Electric roller shutter door



Allocated parking



3 Phase Power



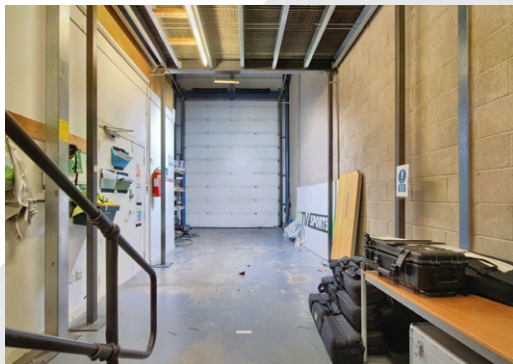
Electric security gate



Next to J23 & 24 M8 motorway

# Unit 1 Davieland Court, Ibrox Business Park

10 Broomloan Place, Glasgow, G51 2JR



## Description

Ibrox Business Park is a well established and secure industrial estate with an excellent location near Junction 23/24 of the M8 motorway and Ibrox Subway station. Unit 1 Davieland Court offers 3,854 sq ft of accommodation across two floors in a prominent location at the entrance to the estate. The ground floor offers warehouse and office accommodation, while the permanent mezzanine level provides additional office or storage space. The property also benefits from a 3-phase power supply, electric roller shutter door, 6m eaves, gas supply and pedestrian entrances to the front and side elevations. Externally, the unit benefits from its own dedicated parking area.

## Location

Ibrox Business Park is situated 3 miles south west of Glasgow City Centre. The estate sits on the east side of Broomloan Road, which intersects with Edmiston Drive providing quick and easy access to Junction 23 of the M8 motorway and also Junction 24 of the M8 motorway via Helen Street. Ibrox Subway Station is a 4 min walk from the property, while the estate benefits from nearby bus links connecting it to the wider city.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

Property owned by **Mileway**

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. April 2022

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## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Terms

New Full Repairing and Insuring leases are available.

## Viewing / Further Information

Please contact:

**Ryden.co.uk**  
0141 204 3838

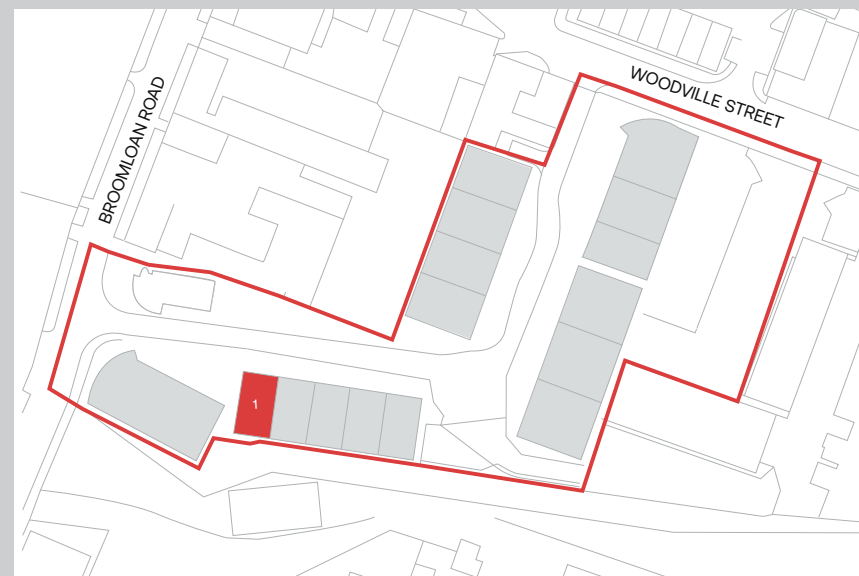
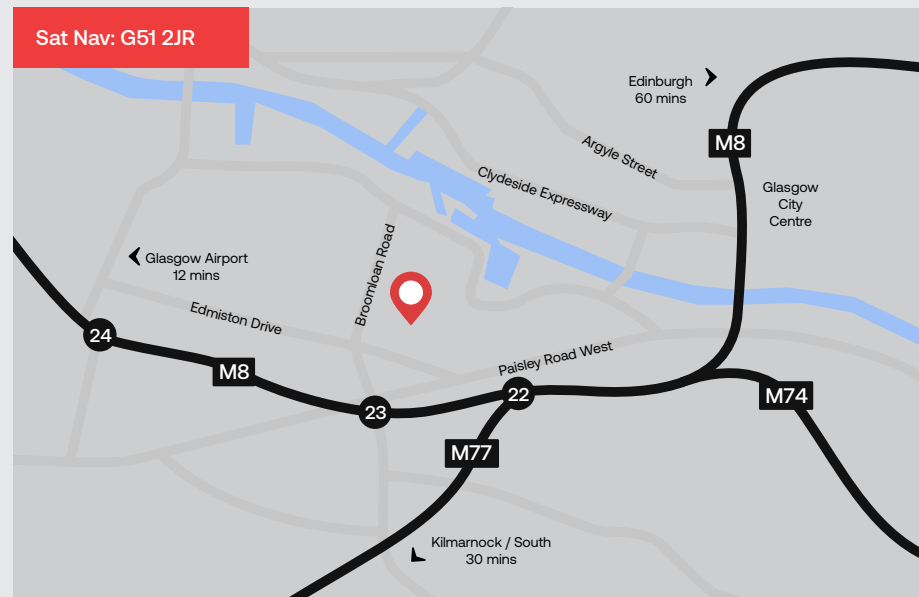
Gregor Harvie  
gregor.harvie@ryden.co.uk  
07765 255 988  
0141 270 3173

**savills.com savills**  
0141 248 7342

Jonathon Webster  
jonathon.webster@savills.com  
07976 910 987  
0141 222 4114

Ross Sinclair  
rsinclair@savills.com  
07557 972 955  
0141 222 4145

Mileway  
Holly Kay  
scotland@Mileway.com  
0141 846 0480



## Accommodation

Floor areas are as follows:		
Unit	Area (sq ft)	Area (sq m)
Ground	2,054	191
Mezzanine	1,800	167
Total	3,854	358

**Mileway**