Ibrox Business Park

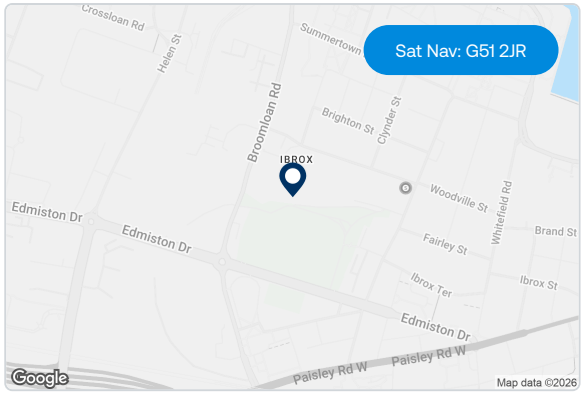
Ibrox Business Park, Broomloan Place, Govan, Coatbridge Glasgow G51 2JR

Warehouse | 3,440 - 12,615 ft²

- 6m eaves
- Three phase power
- Dedicated parking
- Electric security gate







Description

Ibrox Business Park is a premier, highly secure industrial estate strategically positioned for seamless connectivity. Located moments from Junctions 23 and 24 of the M8 motorway and within easy walking distance of Ibrox Subway station, this estate offers an unrivalled logistics advantage for reaching Greater Glasgow and the central belt.

Currently undergoing a comprehensive transformation, Unit 1 provides a versatile and professional environment tailored for modern industrial needs. The proposed layout maximizes efficiency by streamlining the ground floor to provide a sprawling warehouse area and a dedicated reception for client-facing operations.

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.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

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

Book a viewing

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Accommodation:

Units Available to Let

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 2 Wellfield Court	Warehouse	3,891	Immediately	C
Unit 3 Wellfield Court	Warehouse	5,284	Immediately	C
Unit 1 Clifford Court	Warehouse	3,440	Immediately	E
Total		12,615		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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