

# Lot 74

Vacant Possession

## Unit 14 Spiersbridge Terrace, Thornliebank Industrial Estate, Glasgow G46 8JH

Heritable Industrial Investment



### Key Details

- Situated on an established industrial estate
- Approximately 8,577 sq ft
- Benefits from roller shutter doors, car parking and use of a secure yard
- Of interest to owner occupiers and investors

### Location

Miles: 6 miles south-west of Glasgow City Centre

Roads: A727, M77 (Junction 3)

Rail: Thornliebank Railway Station

Air: Glasgow International Airport

### Situation

Thornliebank Industrial Estate is a popular and established industrial location six miles from Glasgow City Centre and is strategically located at junction 3 of the M77, which provides access to Glasgow to the north and Kilmarnock to the south. The property is prominently situated within the heart of the estate on the north side of Spiersbridge Terrace.

### Description

The property comprises a self-contained industrial unit which forms part of a larger terrace and provides ground floor warehouse and office accommodation. The property benefits from an eaves height of 3 metres, roller shutter doors, car parking and use of a secure palisade fenced yard.

### Tenure

Heritable.

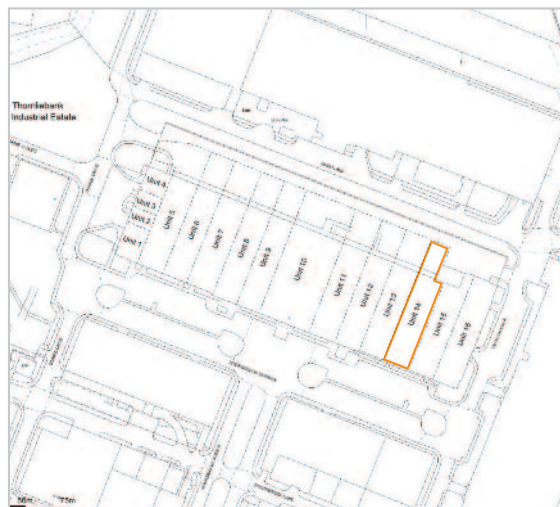
### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Warehouse/Office	796.80 sq m (8,577 sq ft)	VACANT
<b>Total</b>		<b>796.80 sq m (8,577 sq ft)</b>	



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
Mhairi Jarvis  
+44 (0)131 552 5191  
mhairi.jarvis@acuitus.co.uk

**Acuitus**  
Will Moore  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

**Seller's Solicitors: CMS Cameron McKenna Nabarro Olswang LLP**  
Eilidh Mactier  
+44 (0)141 304 6242  
eilidh.mactier@cms-cmo.com