



BAILLIESTON DISTRIBUTION CENTRE

TO LET
DISTRIBUTION / TRADE /
INDUSTRIAL UNIT
10,648 SQ FT (989.23 SQ M)

Glasgow • G69 6UL

UNIT 23



LOCATION

Baillieston Distribution Centre is located on Nurseries Road approximately 1 mile to the west of Baillieston Interchange and 7 miles to the east of Glasgow City Centre. The road links are fantastic, with Baillieston Interchange giving direct access onto the M8 and M73 providing immediate access to the Central Belt motorway network.



Other occupiers include:



DESCRIPTION

Unit 23 is an end-terraced open plan industrial unit which is being refurbished. Large vehicle door and clear eaves height of 6 metres with integrated office block and allocated parking.

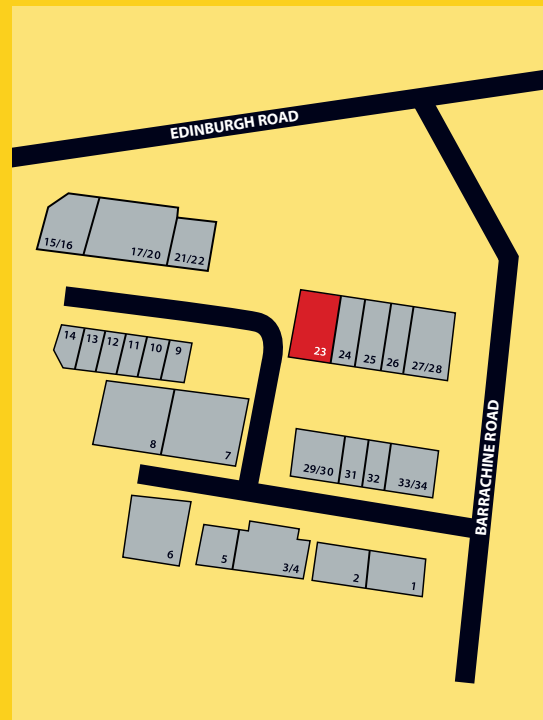
ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

UNIT	SQ FT	SQ M
23	10,648	989.23

EPC

A copy of the EPC is available on request.



BUSINESS RATES

Occupiers will be responsible for Business Rates. Any queries should be directed to the Scottish Assessors Association.

SERVICE CHARGE

The service charge apportionment to the unit is £5,913 per annum.

RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £59,000.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



Grant Scrimgeour
grant@denwolf-am.co.uk
07771 956 991



Colin McManus
07795 613227
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