



BAILLIESTON DISTRIBUTION CENTRE

TO LET
DISTRIBUTION / TRADE /
INDUSTRIAL UNIT
8,522 SQ FT (791.72 SQ M)

Glasgow • G69 6UL

UNIT 3-4



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 3-4 is a prominent end-terraced open plan industrial unit which is being refurbished. 2 large vehicle doors and clear eaves height of 4.40 metres with integrated office block.

ACCOMMODATION

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

UNIT	SQ FT	SQ M
3-4	8,522	791.72

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 £4,733 per annum.

RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £45,500.

PROPERTY MISDESCRIPTIONS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2026

VIEWINGS

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



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