TO LET
INDUSTRIAL PREMISES

GRAHAM SIBBALD



Unit 6, Bardowie Industrial Estate, 106, Barloch Street, Glasgow, G22 5LE

- End-terrace industrial unit
- Situated within an established industrial estate
- Unit extends to approximately 46.50 sq.m. (500.56 sq.ft.)
- New FRI lease available
- Rental offers in excess of £5,000 per annum, exclusive of VAT.

LOCATION

The subjects are situated in Bardowie Industrial Estate, just off Balmore Road to the north of Glasgow City Centre. The property is located a short distance from the A879 which then joins with the M8 motorway. The property is two miles from Glasgow's City Centre.

DESCRIPTION

The subjects comprise a single storey end-terrace light industrial unit comprising workshop accommodation. Access to the unit is by way of double pedestrian entrance door. Internally, the subjects benefit from concrete flooring, three phase electrical power, WC facilities. The unit has shared access to the secure yard with communal parking.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

Unit 10: 46.50 sq.m. (500.56 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

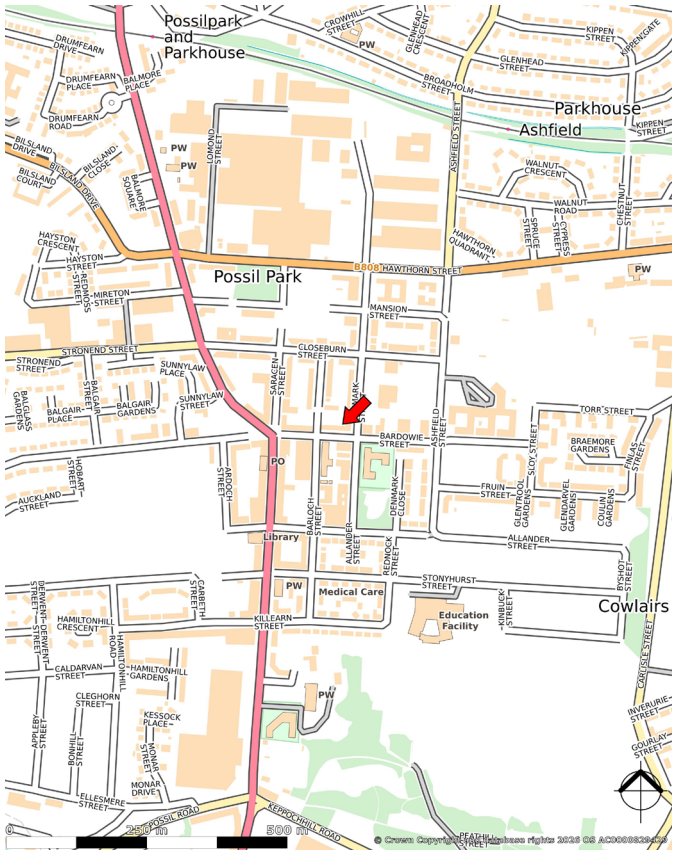
We are instructed to seek offers in excess of £5,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

Please note that a rental deposit will be required as part of any letting transaction. Please contact the agents for further information.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £5,100.

The rate poundage for 2026/2027 is £0.48.1 in the pound. Any incoming party may qualify for 100% rates relief under the Small Business Bonus Scheme.



VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:



LOUISE GARTLAND
Commercial Property Agent
louise.gartland@g-s.co.uk
07917 684 033



TERRY MCFARLANE
Director
terry.mcfarlane@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.