

Highly Prominent Detached Warehouse & Production Facility with Yard & Car Park



31 Old Mill Park Industrial Estate, Kirkintilloch G66 1ST

Up to 70,535 sq ft (6,553 m2)

To Let /
For Sale



- **** Refurbishment Planned ****
- Up to 70,535 sq ft (6,553 m2)
- Former manufacturing plant suitable for a wide variety of uses including industrial, production, warehousing, self-storage, builder's merchant and leisure (subject to planning).
- Prominent main road frontage
- Fast and easy access to national motorway network
- Glasgow city centre only 7.5 miles
- Flexible refurb/reconfiguration options available

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Location

Kirkintilloch is located in the East Dunbartonshire local authority area, 7.5 miles north of Glasgow city centre. The town is connected to the national motorway network at junction 3 of the M80 motorway, 2.5 miles to the south, via the A806 Kirkintilloch Link Rd.

Old Mill Park is the largest industrial area in Kirkintilloch, situated just off the A803 Glasgow Road. It is located immediately to the north of the town centre.

Nearby industrial occupiers include Howdens, McNairs Building Supplies, Direct Flooring, and National Tyres. A Lidl supermarket and McDonald's drive-thru' are also located close by.



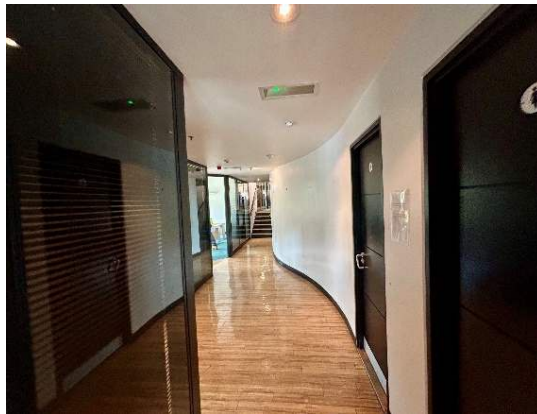
Description

The subjects comprise a detached industrial warehouse / production building with 2-storey office accommodation, rear yard and separate car parking. Salient features:

- Steel portal frame construction
- Brick and blockwork walls with profile metal cladding
- Profile metal clad roof
- Barrel vaulted roof lights
- LED & fluorescent lighting
- Fully sprinklered
- Gas fired warm air heating
- 1 x ground level loading door
- Eaves height 6.30m rising to c10-12m
- Ground floor production area with workshop (blockwork walls), labs and offices
- Rear stores over 4 bays with LED lighting, gas fired ambi-rad heating, single ground level loading door at side elevation and concrete floor. 4.24m eaves height rising to 6.26m at roof apex.
- Two storey office accommodation providing a mix of open plan and private offices, meeting rooms, kitchen/staff area, locker room, canteen and WC facilities and an attractive glazed reception area.
- The offices have carpet tiled and laminate wooden floor coverings, lighting and a central heating system.
- 2 mezzanine levels, one of which is partially fitted out as offices
- Tarmac/concrete yard
- 18.900 sq ft Concrete mezzanine with significant goods lift. Previously used for heavy industrial use and is substantial.

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Refurbishment Works

Our client can tailor works to meet an occupier's exact requirements.

Further details available on request.

Accommodation

MAIN BUILDING	Sq ft	Sq m
Production / Warehouse	29,924	2,780
Rear Stores	15,360	1,427
Offices (Ground & 1 st Floor)	6,350	590
Mezzanines	18,901	1,756
TOTAL GIA (approx.)	70,535	6,553

The total site area totals approximately 2.55 acres (1.032 hectares).

Rating

The property is entered in the current Valuation Roll as Factory, Rateable Value effective 1st April 2026 £187,000. Click [here](#) for entry.

Estimated rates payable for financial year 2026/27 is therefore £102,476 p.a. This includes the small 2885 sq ft store (not included here) and all the tenants fit out. This RV may change with different configurations.

All Rating queries should be made directly to Dunbartonshire Assessors dept.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

EPC rating : Available on request.

Terms

The property is available on the basis of a new Full Repairing & Insuring lease or alternatively For Sale. Consideration will also be given to leasing or selling the Detached store with the main building.

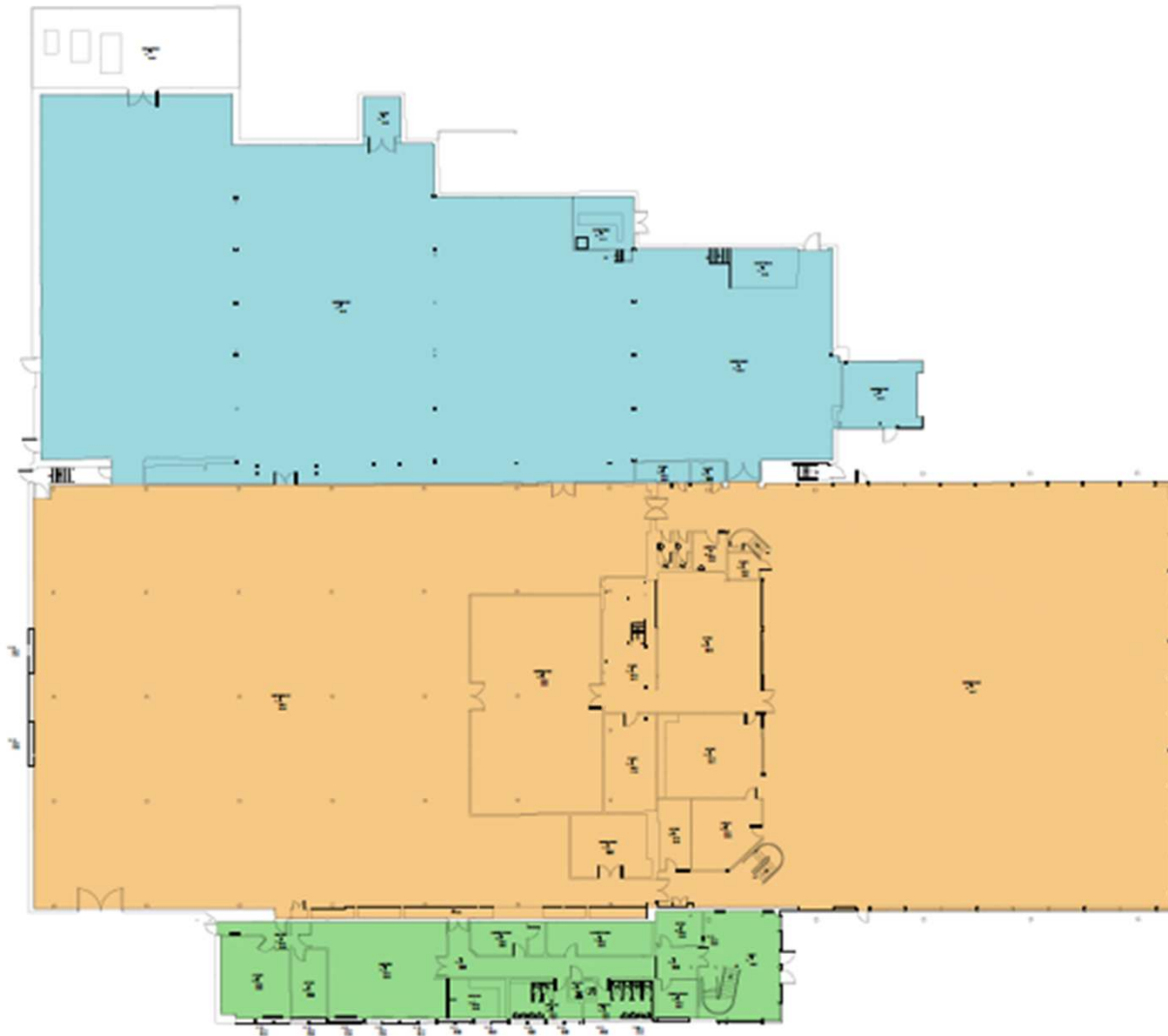
Rent / Price

On application.

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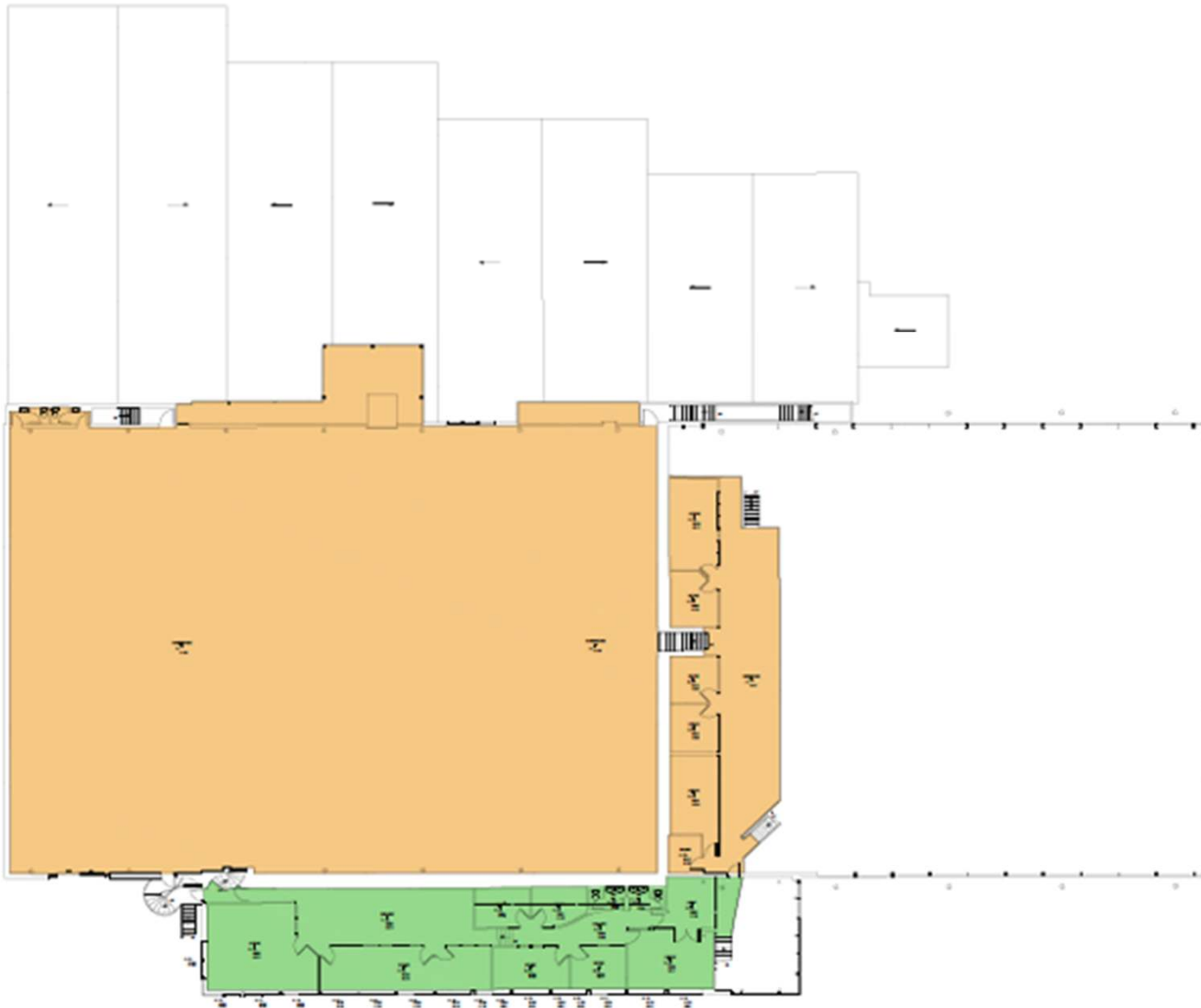
Ground Floor



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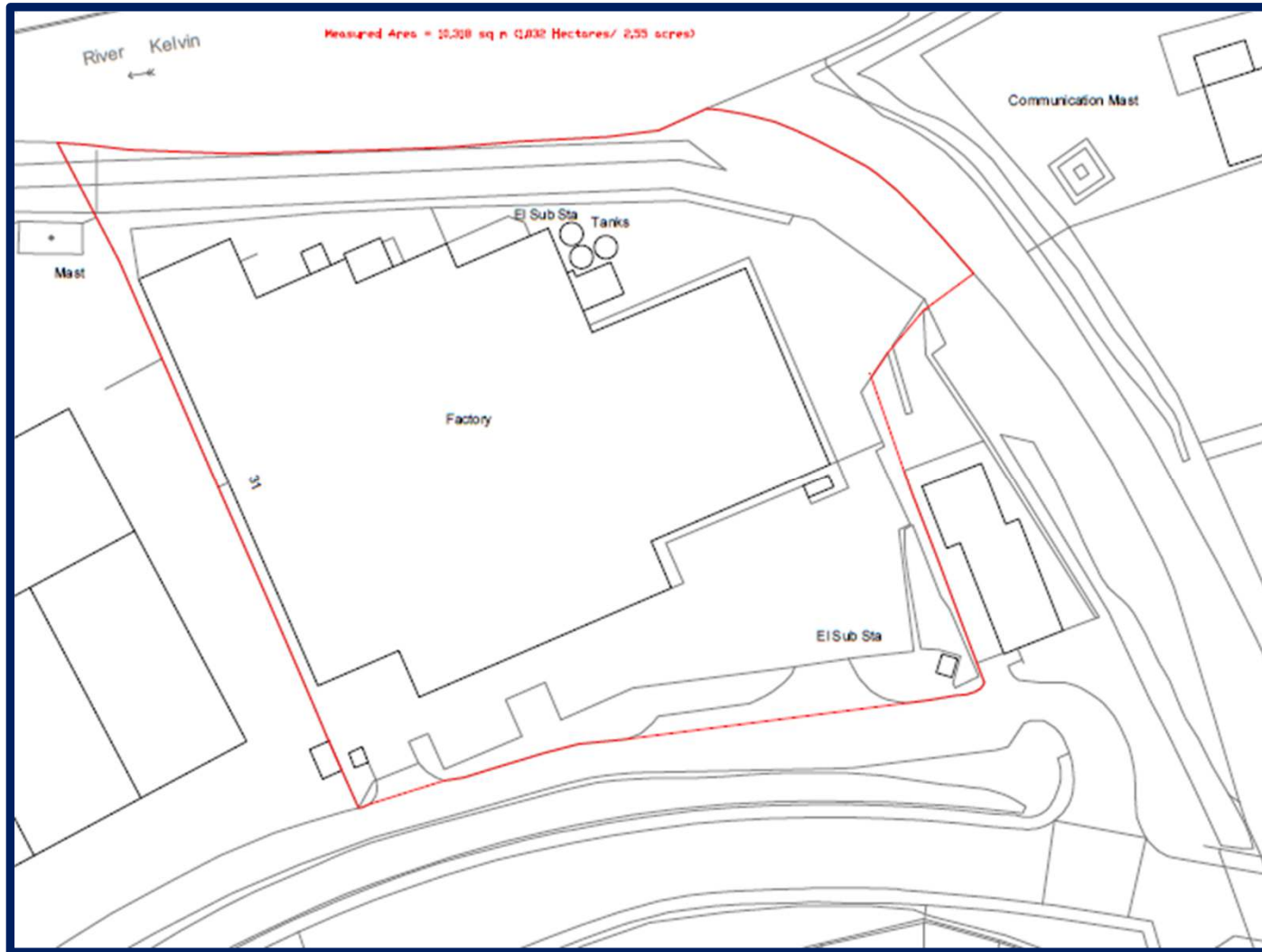
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First Floor



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Viewing / Further Information

For further information or to arrange a viewing please contact:

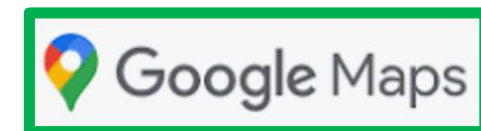


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Indicative plan – may be subject to change.

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