To Let | Industrial Warehouse For Immediate Occupation

CBRE

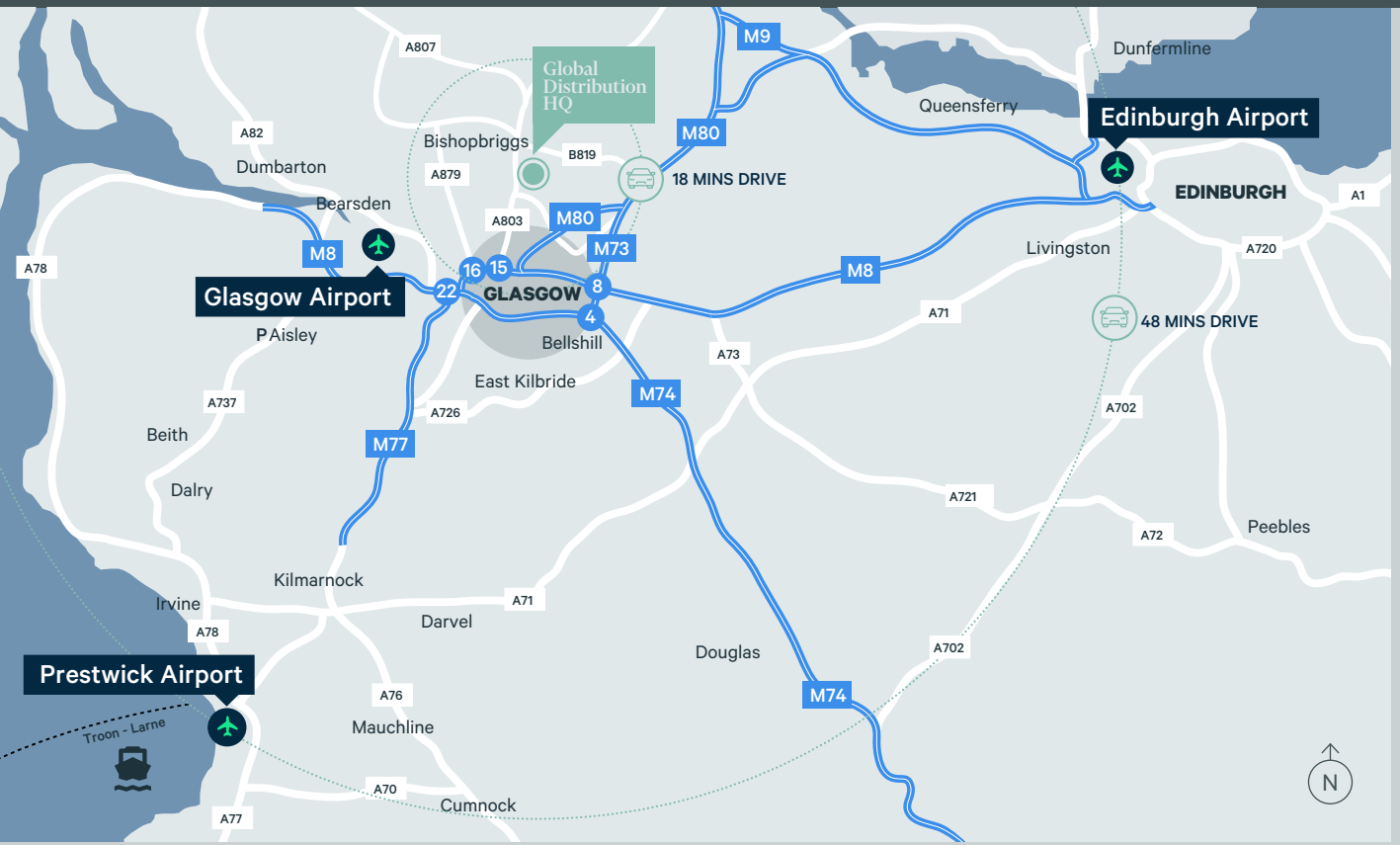
DC1 Westerhill Road
Glasgow, G64 2QT

WESTERHILL RD
BISHOPBRIGGS
GLASGOW
G64 2QT

SUBSTANTIAL 231,603 SQ FT DISTRIBUTION FACILITY

Play Video











Location

Bishopbriggs is located approximately 5 miles north of Glasgow City Centre and 49 miles east of Edinburgh. Bishopbriggs benefits from good transport links, being located close to Junction 2 of the M80 and Junction 15 of the M8 motorways. The M73/M74 interchange is situated approximately 12 miles to the south east via the M8/M73.

Glasgow Airport and Edinburgh airport are approximately 13 miles and 45 miles respectively from Bishopbriggs. Scotland's principal air freight terminal, Prestwick, is situated approximately 36 miles south-west and provides passenger and air freight transportation worldwide.

Location	Distance	Drive Time
Glasgow	5 miles	18 mins
Glasgow Airport	13 miles	23 mins
Prestwick Airport	36 miles	48 mins
Edinburgh Airport	45 miles	48 mins
Edinburgh	49 miles	1 hour 9 mins
Aberdeen	144 miles	2 hours 41 mins
Inverness	169 miles	3 hours 13 mins
Carlisle	97 miles	1 hour 45 mins
Manchester	218 miles	3 hours 34 mins
Birmingham	291 miles	4 hours 40 mins
London	413 miles	6 hours 51 mins

Situation

Bishopbriggs is an affluent suburb of Glasgow and the subject property is situated on Westerhill Road within Westerhill Business Park.

Westerhill Road is located 2 miles north of Bishopbriggs town centre and the surrounding area is predominantly mixed use commercial with the wider area being mainly residential in nature. Moulsdale Foundation and McGavigan Engineering both occupy large offices situated immediately south of the units. Strathkelvin Retail Park is also located to the north of the property.

Tenants at the retail park include Marks & Spencer, Next, Boots, Frankie & Benny's and Costa Coffee.

Moulsdale Foundation 1

John McGavigan Engineering 2



Description





SUBSTANTIAL DISTRIBUTION UNIT WITH OFFICE CONTENT

STEEL PORTAL FRAME CONSTRUCTION

8M EAVES HEIGHT

40 KN/M2 FLOOR LOADING CAPACITY

DC1 BENEFITS FROM 12 DOCK LOADING DOORS AND 1 GROUND LEVEL ACCESS DOOR

SECURE GATEHOUSE ACCESS


HarperCollins
NO ENTRY



The Site

29 ACRES

AMPLE CAR PARKING SPACES

RARELY AVAILABLE LARGE SCALE WAREHOUSE ON SELF CONTAINED SITE

5 MINS JOURNEY TIME TO J2 M80





Accommodation

Unit	Use	SQ M	SQ FT
Distribution Centre 1 (DC1)	Storage	21,735 GIA	225,649 GIA
Ground and First Floor Office	Offices	553 GIA	5,954 GIA
Total		21,516	231,603

Westerhill Regeneration Area

Westerhill Development Road Approved and construction due to commence March 2026

The 300-hectare site at Westerhill Regeneration Area (WRA) is part of the Council's £46.77 million Place and Growth Programme. The Westerhill Regeneration Area provides 85 hectares of employment land, consisting of existing premises and newly released land.



The Masterplan delivers a long-term vision to shape development within the WRA and encourage investment. It is also subject to other key policy parameters, such as protecting the natural environment.

The Masterplan is formal planning guidance under the adopted LDP2 and will therefore be a material consideration when determining planning applications for any proposals within the WRA.

CLICK HERE FOR FURTHER INFORMATION

This image shows an artist's impression of the Westerhill Regeneration Area and is for indicative purposes only. Open space design, massing and siting of buildings is subject to individual development proposals, and compliance with statutory planning policy and guidance.







Lease Terms & Rent

The unit is available on the basis of a new Full Repairing & Insuring basis (FRI) and is available for immediate occupation. The quoting rent is available on application.

Rateable Value

We understand that the subjects have a current RV of £1,217,000 for the Warehouse Accommodation.

Ingoing occupiers should make their own enquiries with the Scottish Assessors: **www.saa.gov.uk**

VAT

The property is elected for VAT which will be payable on any sale transaction.

EPC

The EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction,with the in going tenant liable for any Land and Building Transaction Tax or Registration Fees.

Anti-Money Laundering

To comply with Anti Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchaser's which will at a minimum include proof of identity/ address and funding. Applicable documentation will be required on agreement of Heads of Terms.





Contact

For further information or to arrange an inspection please contact the sole agents:

Craig Semple
07795 641 892
Craig.Semple@cbre.com

James Tweedie
07502 769 446
James.Tweedie@cbre.com

CBRE

Disclaimer: CBRE Limited, May 2026

Important notice relating to the Misrepresentation Act 1967. CBRE & Colliers act for themselves and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary should be treated as for indicative purposes only and should not be construed as the actual site boundary 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.