iBOX

BAILLIESTON DISTRIBUTION CENTRE

TO LET

DISTRIBUTION / TRADE / INDUSTRIAL UNIT
3,275 SQ FT (304.25SQ M)

Glasgow • G69 6UL

UNIT 31

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:

HOWDENS

JOHNSTONE'S

SCREWFIX

View on Google Maps

DESCRIPTION

Unit 31 is a mid-terraced open plan industrial unit which is ready for occupation. Large vehicle access door with car parking to the front of the property.

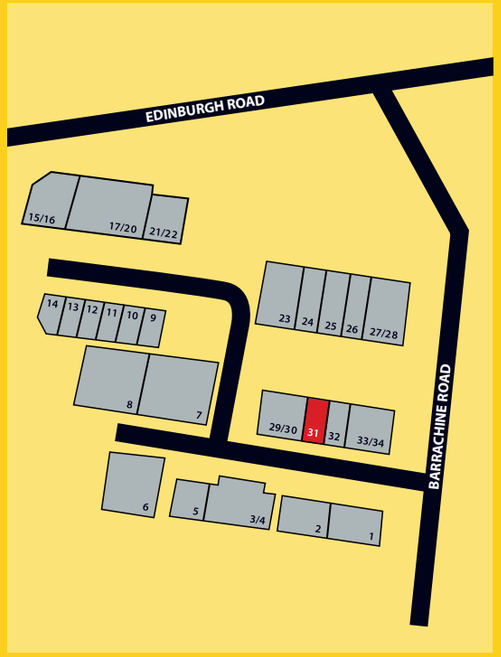
ACCOMMODATION

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

UNIT	SQ FT	SQ M
31	3,275	304.25

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 £16,700.

VIEWINGS

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

Denwolf
0141 225 8555
www.denwolf.co.uk

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

Colliers
0141 226 1000
colliers.com/uk/industrial

Colin McManus
07795 613227
colin.mcmanus@colliers.com

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