

**TO LET**



**STATION  
ROAD**

**LARGE  
WAREHOUSE  
PREMISES**

**46,372 sq ft**

**BAILLIESTON, GLASGOW, G69 7UF**



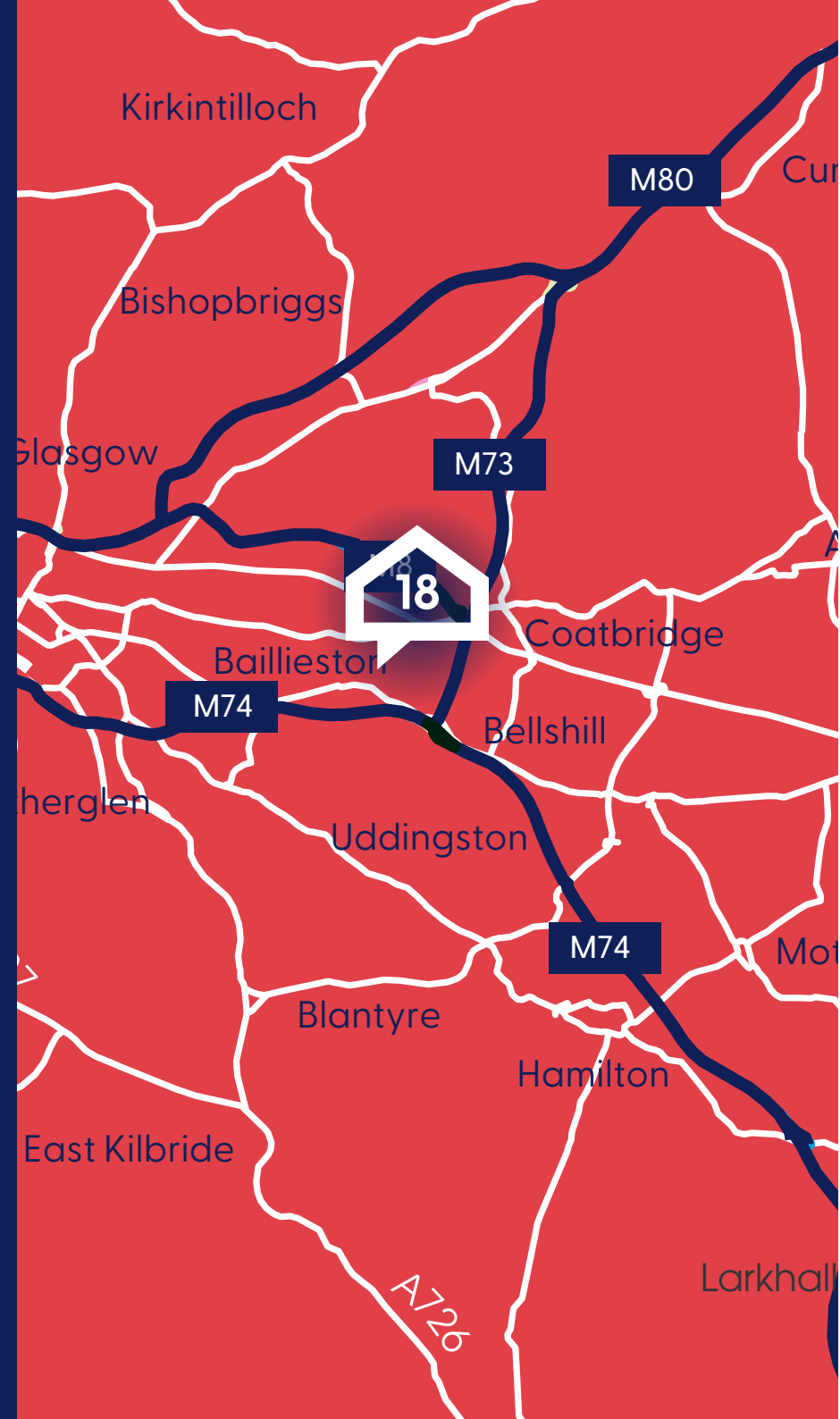


# LOCATION

The subjects are located within the Baillieston area of Glasgow's East End approximately 7.5 miles east of the city centre.

More specifically the subjects are situated on the west side of Station Road a short distance south of its junction with Edinburgh Road that connects with the Baillieston Interchange in turn providing access to the M8 & M73 that connect with the M80 and M74 a short distance beyond.

Baillieston Railway Station is an 8-minute walk south whilst regular bus services operate within the immediate vicinity.





# ACCOMMODATION

	Sq m	Sq ft
Bay 1	1,871.81	20,148
Bay 2	1,877.67	20,211
Offices & Ancillary	386.01	4,155
Warehouse Office	54.26	584
Mezzanine	118.36	1,274
<b>TOTAL</b>	<b>4,308.11</b>	<b>46,372</b>

There is a secure concrete surfaced yard / parking area that extends to approximately 0.54 acres with scope to increase the size of the yard if required.



# DESCRIPTION

**Standalone industrial / warehouse building of steel frame construction with light lattice roof trusses supporting a metal decked roof.**

Comprises two large connecting bays opening out onto a concrete surfaced yard / parking area extending to approximately 0.54 acres bound by palisade fencing with two gated access points onto Station Road. There is a single powered vehicle door of 5m high by 6.4m wide with second one that can be re-instated if required.

The property retains four inspection pits covered by metal plates at the rear of the unit. Well-finished office space

complete with kitchen facilities and WC's are provided off the main car park area. Separate WC's serve the warehouse space.

Artificial lighting is to be upgraded to LED fittings throughout whilst heating is via gas fired radiant panels in the warehouse and a wet central heating system to the offices. The site has been used for manufacturing, logistics and distribution, dry goods storage and originally as a double decker bus station



- Total GIA 46,372 sq ft
- Well-presented unit with attractive offices
- Well suited for manufacturing, storage & distribution, vehicle depot etc
- 4.68 Eaves
- Secure yard of approx 0.54 Acres
- Scope to increase yard to satisfy larger requirements
- Immediate connectivity to Scottish motorway network; M8, M73, M80 & M74



## BUSINESS RATES

RV	£120,000
Rates payable	£62,880
EPC	Available on request.

## VAT

The rent is subject to VAT.

## ASKING TERMS

The subjects are available by way of a new FRI lease with quoting information available on request.

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## VIEWING & INFORMATION

Via the joint letting agents;

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