

# TO LET

# DALKIN + CO

## LIGHT INDUSTRIAL / WAREHOUSE PREMISES



## BLOCK 3 UNIT 6, NUNEATON INDUSTRIAL ESTATE BRIDGETON, GLASGOW, G40 3JU

**Well-presented unit situated within popular industrial estate**

**Convenient location, 2 miles east of Glasgow city centre**

**Excellent M74 & M8 motorway access**

**Available for immediate occupation**

**New FRI lease available**

**4 M Eaves**

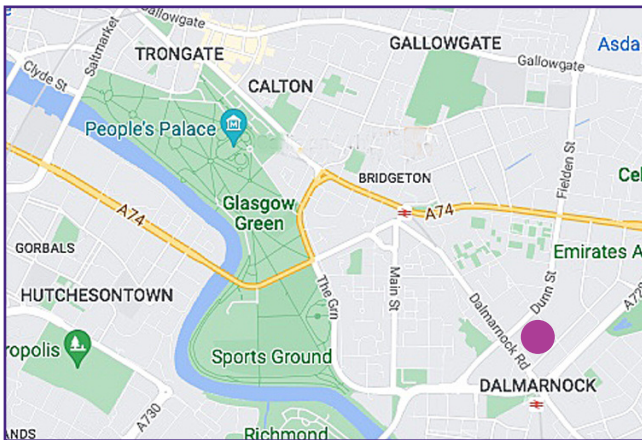
**Eligible for 100% rates relief**

### **Location**

Located within the popular Nuneaton Industrial Estate within the Bridgeton area of Glasgow approximately 2 miles east of the city centre.

More specially the subjects are situated on west side of Nuneaton Street at its junction with Baltic Street. Convenient motorway access provided; Junction 2 of the M74 is approx. 1.5 miles south & Junction 14 of the M8 approximately 2 miles north. Dalmarnock Train Station connects with Glasgow Central Station.

Walking distance of local eating and shopping amenities at Bridgeton as well as Tesco, McDonald and KFC at Dalmarnock. Neighbouring occupiers include Catering World, MKM Building Supplies, Calder Millerfield, Safes International, Clearwater as well as the Emirates Stadium



## Description

The subjects are a end-terraced industrial premises of steel portal frame construction. Vehicle access is via a roller shutter door.

Internally provides open-plan accommodation complete with WC. The property benefits from 3 x phase power and water is provided. Also 24-hour estate CCTV is in place.

## Accommodation

NIA - 92.90 SQM / 1,000 SQ FT  
4m Eaves

## Business Rates

The premises were previously a double unit and have just been split so the RV will need to be assessed however other single units in the block have a current rateable value from 1st April 2026 of £8,600 so would expect similar figure for this unit.

That would be below the current £12,000 threshold so the unit may qualify for 100% rates relief under the Small Business Relief Scheme - further details on request.

## EPC

Available on request.

## Rent

£14,000 per annum.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## Entry

Please enquire.



## Viewing & Further Information

By prior arrangement with the joint agent.

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