

TO LET

DALKIN + CO

LIGHT INDUSTRIAL / WAREHOUSE PREMISES



BLOCK 2 UNIT 4, 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

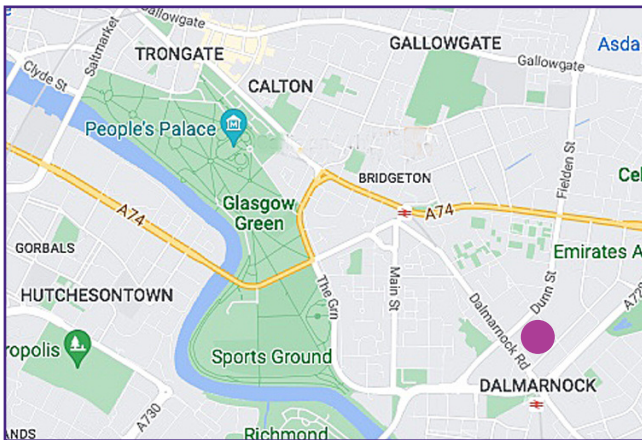
Eligible for 100% rates relief

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 mid-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

Immediate entry is available.

ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.



Viewing & Further Information

By prior arrangement with the joint agent.

Colin Dalkin

Dalkin + Co

M: 07766 203213

E: colin@dalkinandco.com

www.dalkinandco.com

DALKIN + CO

07766 203213

www.dalkinandco.com

Gregor M Brown

G.M. Brown

T: 0141 212 0059

E: info@gmbrown.co.uk

www.gmbrown.co.uk

G·M·BROWN

0141 212 0059

WWW.GMBROWN.CO.UK

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