

**Highly Prominent Premises  
Close to Glasgow City Centre**



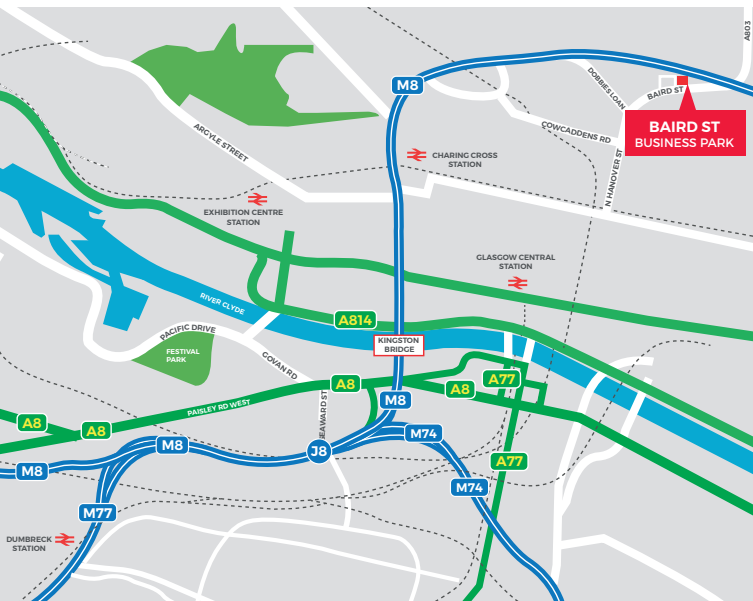
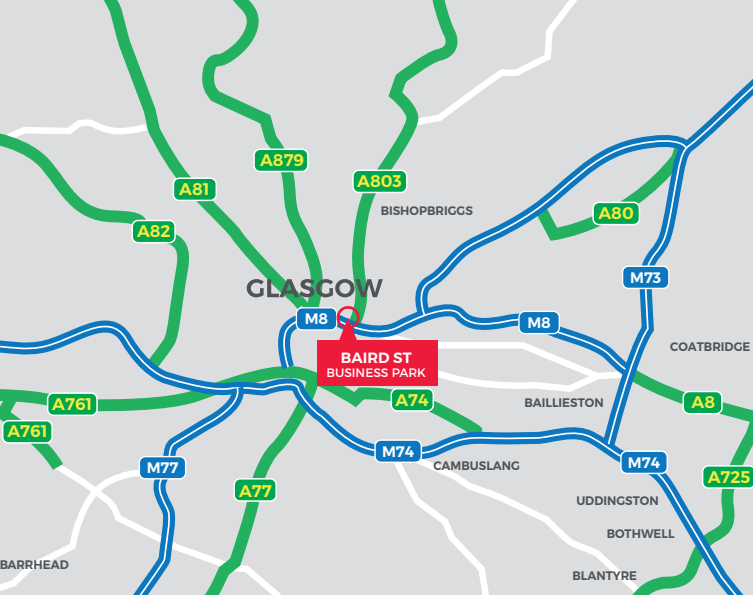
**TO LET**  
from 7,172 ft<sup>2</sup> to 14,345 ft<sup>2</sup>

[www.ipif.com/glasgow](http://www.ipif.com/glasgow)

**IPIF  
TRADE**

**BAIRD STREET BUSINESS PARK**  
BAIRD STREET, GLASGOW, G4 0PT





### LOCATION

The building is situated in a very prominent position fronting the A804 Baird Street and is ideally located just 1 mile from the City Centre and Junctions 15 and 16 of the M8 motorway. The estate is situated within a recognised commercial location with a mix of office, trade counter, warehouse and car showroom operators in the vicinity as well as new residential and student accommodation developments being built due to the close proximity to both Glasgow Caledonian and Strathclyde University.

### DESCRIPTION

The stand-alone building is of a steel portal frame construction, blockwork walls and profile metal sheet cladding above. Internally the unit benefits from 6m eaves, concrete floor slab and high bay sodium lighting. A number of national occupiers are located in the area including YESSS Electrical, Capital Hair & Beauty, RS Components, Royal Mail, John Lewis, Tiso, City Electrical Factors, Electric Center, BMW and Skoda.

### SPECIFICATION

- Situated within well established industrial / trading estate
- 6m building eaves
- 7.2m to apex
- Modern construction
- Dedicated car parking and yard area
- Suitable for a range of uses, subject to planning

### LEASE TERMS

The premises are available on new full repairing and insuring leases.

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

BLOCK 3	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	1,294.2	13,931	TBC
Store	38.4	414	
<b>Total</b>	<b>1,332.6</b>	<b>14,345</b>	

\*Consideration may be given to sub-division to provide two units of circa 7,172 sq ft

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

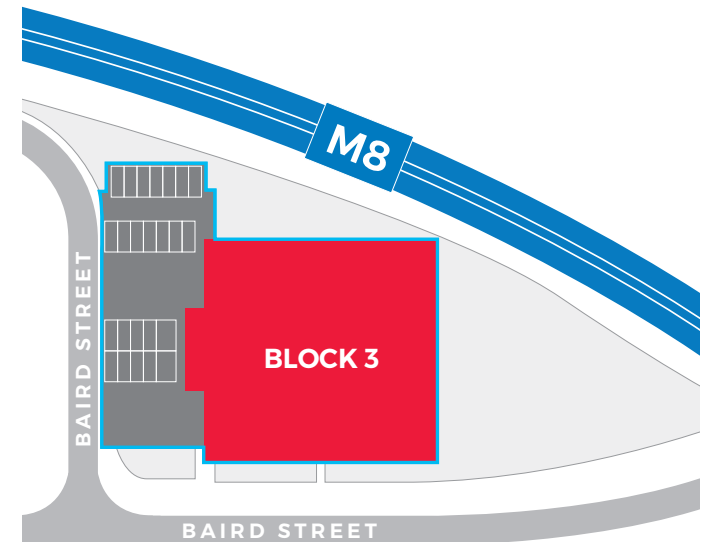
Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the Landlord

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