



55 Muirhead Road, Baillieston, Glasgow, G69 7HA

- Substantial Industrial Unit with Parking
- Potential For Sub Division From 1,600sq ft - 9,036sq ft
- Excellent Motorway Links
- Secure Yard
- Suitable For Gym / Soft Play / Storage & Distribution
- Rent On Application

LOCATION

The property is situated on the east side of Muirhead Road at its junction with Station Road within the suburb of Baillieston in Glasgow's East end.

Baillieston is a suburb on the eastern periphery of Glasgow, Scotland, located roughly 7 miles (11 km) east of the city centre. Once a separate village, it now forms part of the continuous urban area, positioned west of the major motorway interchange linking the M8, M73 and M74, and close to the A8 trunk road. It lies between Coatbridge (North Lanarkshire) to the east and neighbouring Glasgow districts such as Mount Vernon, Garrowhill, Swinton, Barrachnie and Broomhouse. The wider Baillieston ward (Ward 20) had a population of around 22,800–22,900 in the early 2020s (2022 Census / 2021 estimates), encompassing these adjoining neighbourhoods; the core Baillieston/Garrowhill area is somewhat smaller at approximately 20,000.

The area benefits from strong transport connectivity. Baillieston railway station provides frequent ScotRail services to Glasgow Central, with additional nearby stations at Garrowhill and Easterhouse. Regular local bus services link the city centre and surrounding areas, while the adjacent motorway network offers rapid road access across central Scotland, including to Edinburgh and further afield.

PROPERTY

The property comprises a traditionally built industrial unit with ancillary office space and w.c's within a larger secure compound with double gated vehicle access.

The property is currently undergoing sub-division works to create 3 units however would consider leasing as one. Provisional and total sizes below. Each unit will have w.c facilities, office / tea prep and vehicle access door



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AREA

Unit 1: 451.7sqm (4,862sq ft)
Unit 2: 148.6sqm (1,600sq ft)
Unit 3: 148.6sqm (1,600sq ft)
Unit 4: 90.6sqm (975sq ft)

*Unit 3&4 are easily prepped to form 1 unit

Total: 839.5sqm (9,036sq ft)

NAV/RV

The property will be reassessed following any sub-division works

RENT

Rent on request

V.A.T

V.A.T is not payable

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.