



# To Let

**Unit 2 Baird Court offers 2,776 sq ft of flexible industrial and warehousing space, suitable for a variety of uses.**

- Roller shutter door access
- 3-phase power
- Established industrial location
- Office accomodation
- Communal yard and on-site parking

## Unit 2

Baird Court, Clydebank Business Park, Glasgow,  
G81 2DR

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**2,776 sq ft**

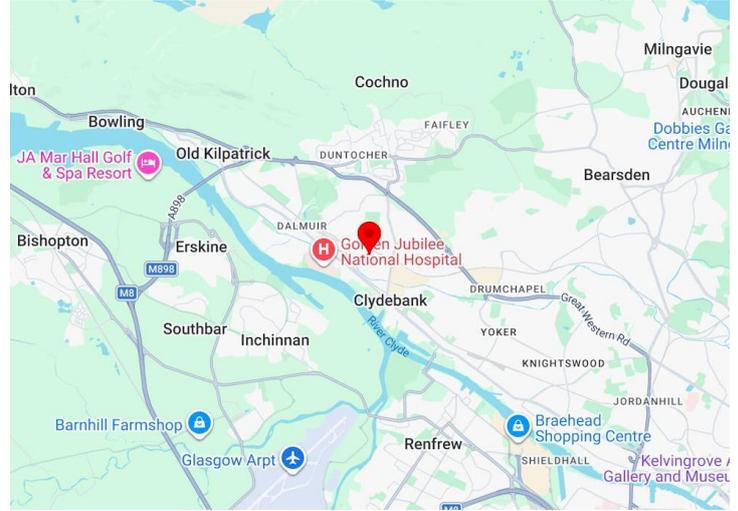
257.90 sq m

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**Reference: #355279**

# Unit 2

Baird Court, Clydebank Business Park, Glasgow, G81 2DR



## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 2,776 sq ft / 257.90 sq m |
| Rent           | Rent on application       |
| EPC            | Upon enquiry              |

## Description

Unit 2 Baird Court provides good quality industrial premises located within a terrace block. The property is of a steel portal frame and benefits from roller shutter door access. There are translucent ceiling tiles which allow for optimum natural lighting. Unit 2 benefits from a mezzanine level which offers additional storage and office accommodation.

## Location

Clydebank Business Park is a well maintained commercial estate 8 miles west of Glasgow city centre. The property is also a 15 minute drive from Glasgow Airport. The subject is well connected by the A82 to the north linking with the Erskine Bridge (M898) and M8, with the A814 Dumbarton Road connecting to the Clydeside Expressway.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Unit - 2     | 2,776        | 257.90        | Available    |
| <b>Total</b> | <b>2,776</b> | <b>257.90</b> |              |

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