

TO LET

15 Dunivaig Road, Queenslie, Glasgow, G33 4TT

PRIME LOCATION DETACHED INDUSTRIAL BUILDING WITH SECURE YARD

**AVAILABLE Q4
2026 FOLLOWING**

**REFURBISHMENT
WORKS**



15 Dunivaig Road,
Queenslie,
Glasgow,
G33 4TT

- 24,219 sq ft
- Easily accessible from Junction 10 or 11 of the M8
- Glasgow City Centre 4 miles away

Galbraith



LOCATION

Queenslie is a major and well-established industrial estate, located 5 miles east of Glasgow city centre. The estate is served by two 4-way M8 motorway junctions (10 & 11) providing fast and easy access to the national motorway network.

The property is situated at the eastern end of Queenslie, off junction 10 of the M8, at the junction of Dunivaig Road and Easter Queenslie Road, providing access to Edinburgh to the east and Glasgow City Centre to the west. The M8 motorway links to the M73 and M74 motorways, offering direct access to the north of Scotland and south to England. The Baillieston Interchange, one of Scotland's most strategic motorway junctions is located 2 miles to the east of the property, connecting the M8 (Glasgow to Edinburgh), and M73 (M74 and the North) and the A8.

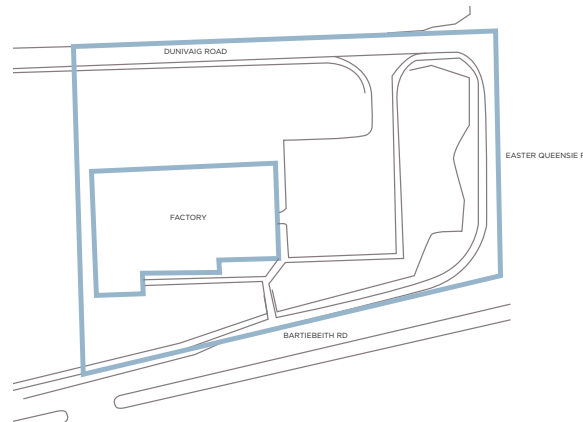
Nearby Queenslie occupiers providing testament to the excellent location include; United Wholesale, Stax Trade Centre, FH Brundle, Richard Austin Alloys, ABP Food Group, Northgate, ARR Craib Transport and Sundolitt.

Glasgow Fort Retail & Leisure Park and a Morrisons supermarket are also located nearby, directly across the M8 at Junction 10.



ACCOMMODATION

	sq ft	sq m
Warehouse	21,269	1,976
Office / Staff Welfare	2,950	274
Total GIA (approx.)	24,219	2,250



SUBJECT PROPERTY

- ***Undergoing refurbishment - Available Q4 2026***
- Approximately 2.90 acre site
- Steel portal frame
- Roller shutter loading door
- 4.10m internal eaves height (6.70m to ridge)
- 38m deep vehicle / wagon / parking yard
- Secure self-contained site

RENT & TERMS

Rent on application. The property is available to let on a new Full Repairing & Insuring lease for a period to be agreed between the parties.

SERVICE CHARGE

There is no estate service charge but a shared responsibility for the access road with neighboring occupiers. This will be the responsibility of the Tenant.

RATES

The proposed Rateable Value effective 1st April 2026 is £108,000. Estimated rates payable are therefore £59,184 p.a. Prospective tenants should satisfy themselves as to the Business rates liability.

EPC

Available upon request.



FURTHER INFORMATION

Interested parties are advised to note interest with the sole letting agents. Viewings are by appointment only.

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