

OFFICES FOR RENT  
B3/1/11 WING 1  
TRUMP HOUSE  
15 EDISON STREET  
HILLINGTON PARK  
GLASGOW G52 4JW



The office, located on the first floor of Wing 1 of Trump House, has an area of 217 sq ft and was recently refurbished and decorated to a high quality with double glazing, electric storage heater and an electricity supply individually metered. It is connected to the front door by intercom to allow secure access. The two storey building is of steel portal construction with a flat, single skin membrane roof, brick walls and double glazed windows. There is a secure entrance hall where the mail boxes for incoming mail are situated.

**RENT** is £1736 per annum, £144.67 per month, £8.00 psf

**Includes**

**Free parking, security, 24/7 access, all common and service charges** (No hidden extras)

**Does not include**

**Electricity** is charged through your own meter at less than current domestic rates.

**Rates**, likely valuation £1600 on which Small Business Rates Relief may apply.

Trump Developments Ltd  
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**HILLINGTON PARK** is recognised as one of Glasgow's principal business and industrial locations being sited to the south of Junction 26 of the M8 motorway approximately five miles west of Glasgow city centre and two miles east of Glasgow International Airport. The infrastructure has a solid base with 2 railway stations and a regular bus service to add to the motorway system. There is also a nursery, restaurant and shops and the Park is little more than 10 minutes drive away from the famed Braehead and Silverburn Shopping Centres.

### **LEGAL FEES**

Each party will be responsible for their own legal fees in relation to this lease.

### **VAT**

All prices, rents, premiums etc are quoted exclusive of VAT and VAT shall be chargeable on any transactions relating to this property.

### **VIEWING & FURTHER INFORMATION**

Our onsite staff will happily arrange viewing or supply any further information you require.



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