

OFFICES FOR RENT
B3/1/2 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 within Hillington Park, Glasgow, has an area of 475 square feet and was recently refurbished and decorated to a high quality with double glazing, electric storage heater, suspended ceiling with 200mm insulation, Cat 5 lighting and an electricity supply individually metered. The two storey building is of steel portal construction with a flat, single skin membrane roof and brick walls and is situated in a fenced gated compound monitored by CCTV. There is a secure entrance hall to which the office is connected by intercom to allow secure access. Mail boxes for incoming mail are situated there.

RENT is £3800 per annum, £316.67pm, £8.00 psf

Includes

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

Does not include

Electricity charged through its own meter at less than current domestic rates.

Rates, current valuation £3400 on which Small Business Rates Relief may apply.

Trump Developments Ltd
Trump House, 15 Edison Street, Hillington Park, Glasgow G52 4JW
Tele/Fax: 0141 891 5111

Email: sales@trumpdevelopments.co.uk

www.trumpdevelopments.co.uk

HILLINGTON PARK, recognised as one of Glasgow's principal business and industrial locations, is 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. In addition to easy access to the motorway system there are 2 railway stations and a regular bus service. Other facilities include a nursery, restaurant and shops. The famed Braehead and Silverburn Shopping Centres are little more than a10 minutes' drive away.

LEGAL FEES

Each party will be responsible for their own legal fees in relation to this lease. There is a small fee for signage.

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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