

UNIT FOR RENT

TRUMP HOUSE
ABERCORN AVENUE
HILLINGTON PARK
GLASGOW G52 4JW

UNIT B3/6/B (Workspace only)
2653 SQ FT (246M²)



LOCATION

The subjects are located in Abercorn Avenue within Hillington Park, Glasgow. 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 only 10 minutes drive away from the famed Braehead Shopping Centre.

DESCRIPTION

The subjects comprise a workshop at the gable of factories in Abercorn Avenue.

The unit is of steel portal construction with flat, single skin membrane roofs supported on trusses with exterior wall infilled with brickwork and clad in profile metal sheeting. Internal walls are breeze block or brick.

The floor is concrete throughout and lighting is by sodium tubes. The unit is powered by 3 phase electricity with its own meter. It is accessed by a personnel door shutter and a roller shutter door to the height of 2.572m and a width of 2.965m. There are toilets within the workshop.

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ACCOMMODATION

We have calculated that the subjects extend to the following approximate gross internal floor areas:

246 m² (2653 sq ft)

RATING ASSESSMENT

The property is assessed at £8300 from 2010

RENT

£8760 per annum £730 per month £3.30 psf

Rent excludes heat, light, local authority rates and buildings insurance.

LEGAL FEES

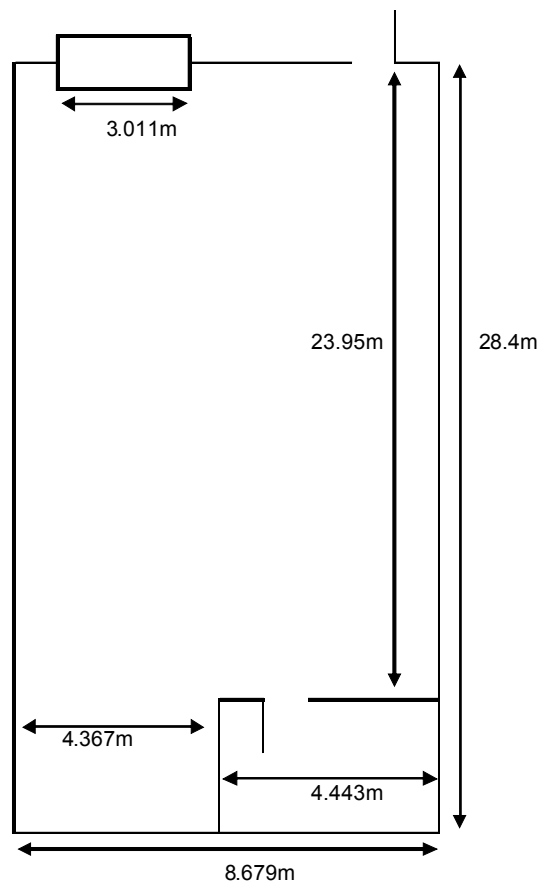
Each party will be responsible for their own legal fees in relation to this lease.

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

Strictly by appointment through Jonathon Brown at our Hillington office.



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