

UNIT FOR RENT
UNIT B3/6/E
ABERCORN AVENUE
HILLINGTON PARK
GLASGOW G52 4JW

UNIT 9439 SQ FT (879M²)



The subjects are a self-contained, mid terrace unit.

The building is of steel portal construction, the roof 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 sodium tubes. The unit is powered by 3 phase electricity with its own meter and is accessed by a personnel door and a roller shutter door to the height of 5.69m and a width of 3.9m.

RENT is £23000 per annum £1916.67pm £2.44psf

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 domestic rates)

Street Lighting

Rates, current valuation £16400 Small Business Relief may apply.

Buildings Insurance

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

LEGAL FEES

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

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.

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 may require.

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B3/6/E

18.2m

Area 878.88m²/9439sq ft

Overall Length
48.18m

Door

Roller shutter

3.9m

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