

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

UNIT 8000 SQ FT (743M²)



The unit is a self-contained, mid terrace unit of workshop and office. 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.

The unit is accessed by a personnel door protected by a roller shutter which leads to an entrance hall off which are offices. There is an additional office space on a mezzanine floor. Entry to the work space is by a roller shutter door to the height of 5.69m and a width of 3.9m.

RENT is £20000 per annum, £1666.67 per month, £2.50psf

Includes

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

Does not include

Electricity including a small additional charge for street lighting.

Rates, current valuation £14200. Small Business Relief may apply.

Buildings Insurance

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.

ACCOMMODATION

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

Ground floor Office	32 m ²	(340 sq ft)
Mezzanine Office	32 m ²	(340 sq ft)
Workspace/Storage	712m ²	(7660 sq ft)

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 any further information you may require.

