

UNIT FOR RENT  
B4/C  
GORDON AVENUE  
HILLINGTON PARK  
GLASGOW G52 4TG

C6089 SQ FT



**DESCRIPTION**

The subjects comprise a large detached industrial unit incorporating ancillary office accommodation at both ground and mezzanine levels.

The unit is of steel portal frame construction, the roof supported on trusses with the walls being infilled with brickwork, roughcast rendered externally to dado level and above this the frame has been clad in profile metal sheeting. The roof is of profile asbestos sheeting/Single ply membrane. The floor is concrete throughout and lighting is by means of high density spotlights and florescent tubes.

The eastside of the unit is accessed by two roller shutter doors.

There are extensive offices at both ground and mezzanine level. The offices are linked to provide a number of stores, offices, toilets and canteen areas. Lighting is by florescent fittings.

There is a large external yard on the eastern side of the building which is surrounded by a palisade fence.

**RENT**

£21,500 per annum    £1796.67 per month    £3.54 psf

**Includes**

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

**Does not include**

**Electricity, Rates, current valuation £20600. Buildings Insurance**

Trump Developments Ltd  
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## ACCOMMODATION

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

Factory Unit	455 m <sup>2</sup>
Ground Floor Offices including toilets	46 m <sup>2</sup>
Mezzanine Offices	55 m <sup>2</sup>

## LOCATION

The subjects are located on Gordon Avenue within Hillington Park, Glasgow. Hillington Park is recognised as one of Glasgow's principal business and industrial locations. The park is located 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.

## LEGAL FEES

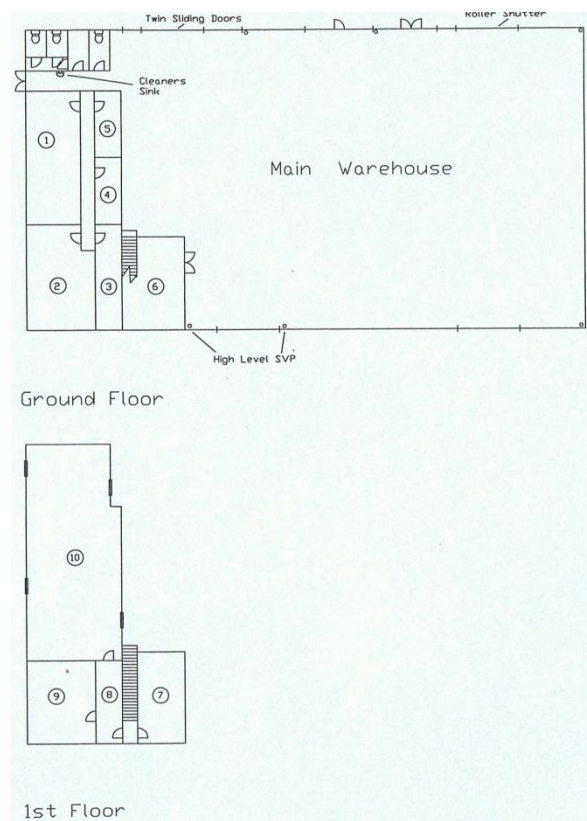
Each party will be responsible for their own legal fees in relation to this lease.

## 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.



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