

**439 HILLINGTON ROAD**  
**HILLINGTON PARK, GLASGOW G52 4BL**



**PRACTICAL COMPLETION DUE END OF 2022**

New Trade Counter Units Coming Soon

**Industrial, Trade**

**TO LET**

**2,000 TO 4,000 SQ FT**

**(185.81 TO 371.61 SQ M)**

- New build trade counter units
- Unit 1 – 2,000 sq ft
- Unit 2 – 2,000 sq ft
- Available individually or combined
- Prominent location fronting Hillington Road
- Prime industrial and business location
- Excellent road and public transport links

## DESCRIPTION

The units will be built to a high specification and standard including:

- Steel portal frame construction
- Pitched roof with rooflights
- Electronically operated roller shutter vehicle access doors
- Glass frontages
- 3 rear car parking spaces in total
- 2 rear loading bays
- 6 m clear internal height to steel haunch
- Concrete floor
- LED lighting.
- Single phase electricity supply

## LOCATION

The units will be prominently positioned on Hillington Road, in the heart of Hillington Park, which is one of Scotland's largest industrial and business parks providing over 2M sq ft of commercial property for a diverse range of businesses. The Park benefits from two train stations and is two minutes from the motorway and two miles from Glasgow Airport.

The accessibility of Hillington Park has been a key factor in attracting numerous national and local industrial/trade occupiers to the park. Major occupiers include Arnold Clark, Peter Vardy, Balfour Beatty, BMW, Next, NHS, Russell Transport and Saint Gobain.

In addition, Braehead Regional Shopping Centre lies to the immediate north of Junction 26. Braehead is a burgeoning commercial and residential district which centres on the 800,000 sq ft shopping centre. Braehead also features a retail park, IKEA and the Soar leisure facility.

## ACCOMMODATION

The accommodation will comprise of the following areas:

Name	Sq ft	Sq m	Availability
Unit 1	2,000	185.81	Available
Unit 2	2,000	185.81	Available
Total	4,000	371.62	

## RATEABLE VALUE

The units will be assessed for rates on completion of the development.

## TERMS

The units are available to pre-let individually or combined on standard Full Repairing and Insuring terms. Quoting rent available on application.

## RENTAL DEPOSIT

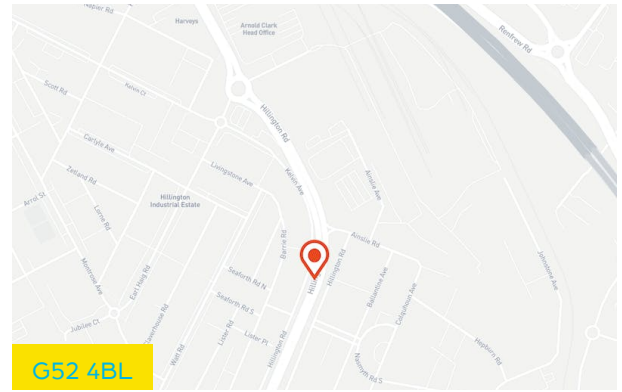
The incoming tenant may be required to provide a rental deposit and or surety as security against compliance with the terms of the lease.

## EPC

Available on completion of the development.

## VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.



## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction together with VAT thereon. The incoming tenant will be responsible for registration dues and LBTT.

## VIEWINGS

Strictly by appointment through the sole agents.

## VIEWING & FURTHER INFORMATION

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