



TO LET

INDUSTRIAL/SHOWROOM

24 Boswell Square, Hillington Park, Glasgow, G52 4BQ

Industrial unit converted to provide industrial/showroom space.

Accommodation on ground and mezzanine level.

Net Internal area of 198.90 sq.m. (2,141 sq.ft.) approx.

Close to M8 (Junction 26) and Hillington West Station.

Located within the West of Scotland's premier industrial park.

Offers over £12,000 per annum are invited.

LOCATION

The subjects are located on the east side of Boswell Square at its junction with Queen Elizabeth Avenue within Hillington Park, one of Scotland's largest, established and popular business parks. Hillington Park is located next to Junction 26 of the M8 motorway and is well served by public transport, with major bus routes passing along Hillington Road and there are 2 train stations, Hillington East and West, the latter lying virtually adjacent to the subject units. Glasgow City Centre lies approximately 6 miles from Hillington Park and Glasgow International Airport is only a 2 minute drive on the M8 motorway to the west.

DESCRIPTION

The subjects comprise a workshop unit of brick construction which are rendered externally and each unit has a cement sheeted roof and benefits from electrically operated steel roller shutter doors and UPVC double glazing.

The subjects sit on a very visible corner site facing onto Queen Elizabeth Avenue. The grass area to the north of the property is included and subject to planning, could be used for parking, advertising or storage.

Internally, This has been converted to form offices at ground and first/mezzanine floor and the accommodation comprises a reception area, general open plan office, several private office room, storage space, kitchen and toilet facilities.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

| | | |
|--------------|---------------------|-----------------------|
| Ground Floor | 115.20 sq.m. | (1,240 sq.ft.) |
| First Floor | 83.70 sq.m. | (901 sq.ft.) |
| Total | 198.90 sq.m. | (2,141 sq.ft.) |

RATES

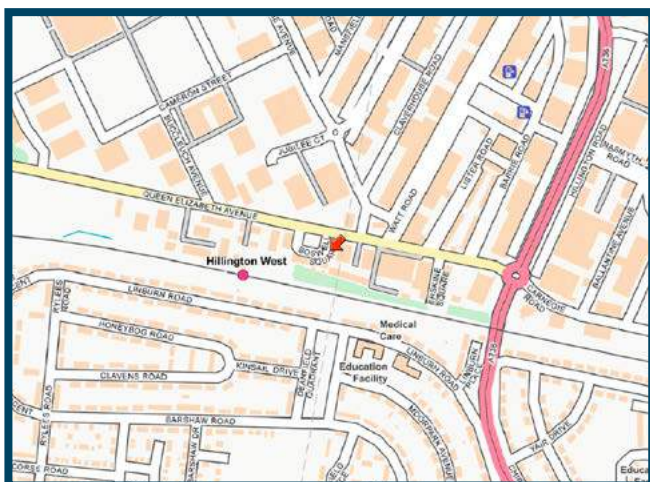
The subjects are shown in the Valuation Roll with a Rateable Value of £8,200.

Subject to applicant qualification of the subjects should qualify for 100% Rates Relief under the Small Business Bonus Scheme.

Please note that a new occupier has the right to appeal the current assessment.

LEASE TERMS

The property is available on a new full repairing and insuring lease and rental offers in excess of £12,000 per annum are invited.



VAT

All prices are quoted exclusive of VAT. For the avoidance of doubt VAT will be charged on the rent.

EPC

The property has an Energy Performance Rating of E. a copy of the EPC can be made available to genuinely interested parties upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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WSA1540



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