

To Let

8 Queensberry Ave
Hillington
G52 4NL

- 3,226 sq ft / 345 sqm
- Modern Industrial Unit
- Storage Mezzanine
- Roller shutter security
- Good Office Content
- Ample Parking

July 2020

0141 300 8000



8 Queensberry Avenue, Hillington, G52 4NL

Location

The unit is located on Queensberry Ave , within Hillington Business Park which lies approximately five miles to the west of Glasgow city centre.

Hillington benefits from direct motorway access via junction 26 of the M8 motorway with Glasgow International Airport three miles to the west.

Description

The subjects comprise a unit in the mid-terrace of a modern high quality industrial block. The property has a shared yard area with ample parking and loading facilities.

The unit is built of steel portal frame construction with blockwork walls and external profile cladding. The roof is also formed of profile cladding which incorporates translucent roof panels and insulation. The unit has high bay LED lighting, with a steel mezz to the rear and office facility including a WC towards the front, with a gas heater and alarm security system.

Vehicular access is via a roller shutter access door at the front of the unit.

Accommodation

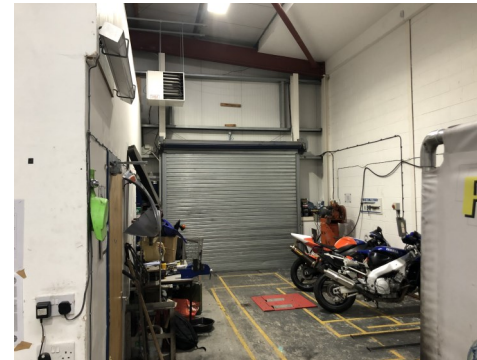
GIA	Sq ft	Sq M
Warehouse	2,809	261
Mezz	417	84
TOTAL	3,226	345

VAT

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

Legal Costs

Each Party will be responsible for their own legal costs involved in any transaction.



Business Rates

The subjects are currently assessed as follows:

Rateable Value: £18,250

Terms

Quoting terms on application.

EPC

An EPC is available on request.

For further information please contact:

Pete Harding-Associate Director

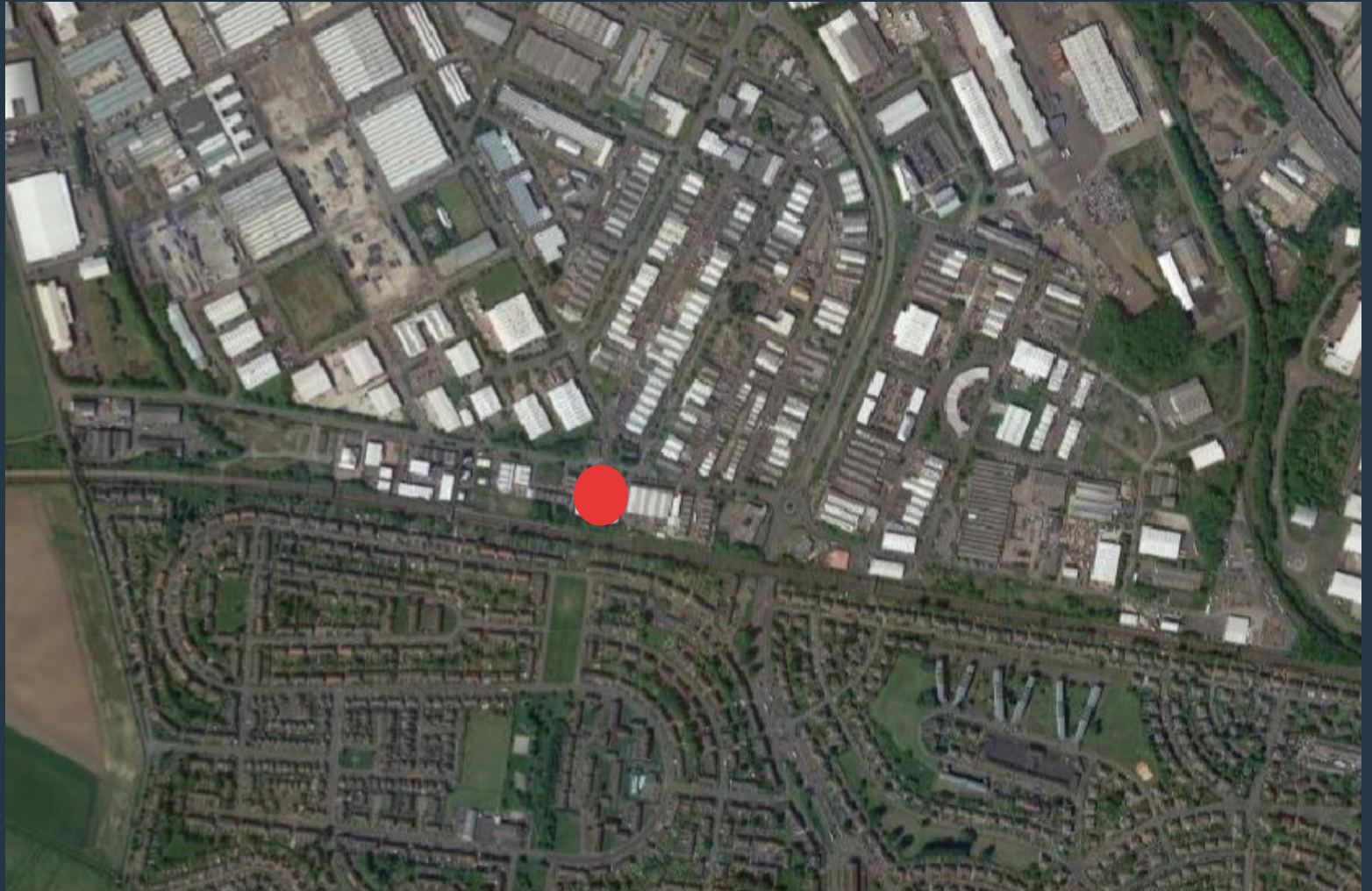
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