

# Ryden

## TO LET

**HIGH SPEC INDUSTRIAL /  
LOGISTICS WAREHOUSE**  
2,366 SQ M (25,467 SQ FT)

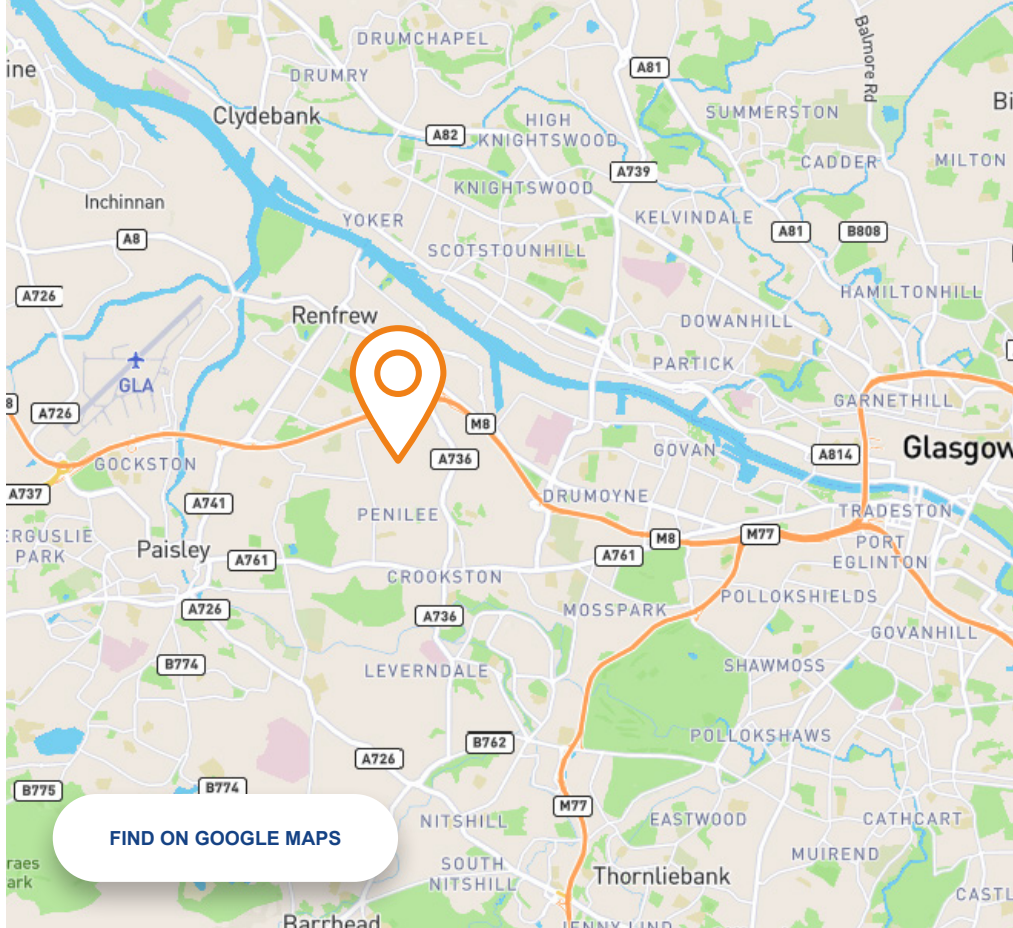


**WEST 104  
HILLINGTON PARK  
BUCCLEUCH  
AVENUE  
HILLINGTON  
G52 4JG**

**6 METRE HAUNCH HEIGHT  
UNPARALLELED  
BUSINESS LOCATION  
MODERN WAREHOUSE  
OFFICE ACCOMMODATION  
GENEROUS  
CONCRETE YARD**

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## LOCATION

Hillington Park is Glasgow's premier business location located to the west of Glasgow City Centre, less than a mile from J26 of the M8 motorway, the site gives fast access to the M74 and M77 and offers superb, rail, air and sea connections.

For employers and employees alike, one of the key benefits of the site's location and established infrastructure is that it is easily accessible to a large workforce by road and public transport.

## DESCRIPTION

'West' is a recently developed scheme within Hillington Park and offers high quality warehouse accommodation.

The subjects comprise a high spec industrial/logistics unit with office accommodation. The unit benefits from a 36.7m concrete yard as well as dedicated car parking.

## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION | SQ M  | SQ FT  |
|-------------|-------|--------|
| WAREHOUSE   | 2,268 | 24,412 |
| OFFICES     | 98    | 1,055  |
| TOTAL       | 2,366 | 25,467 |

## RENT

Upon application.

## LEASE TERMS

The subjects are held on a lease expiring on 27th February 2032 and are available by way of sub-lease or assignation. The next rent review is 28th February 2027.

## EPC

Available upon request.

## ENTRY

Upon agreement.

## RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £174,000. The current UBR (2026/2027) for properties with an RV over £100,000 is £0.548. Rates payable amounts to £95,352.00 excluding water & sewerage.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



**EXCELLENT  
OPPORTUNITY  
IN WELL  
ESTABLISHED  
BUSINESS  
LOCATION**







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BUCCLEUCH  
AVENUE  
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G52 4JG**

**TO LET**  
**HIGH SPEC**  
**INDUSTRIAL**  
**/ LOGISTICS**  
**WAREHOUSE**  
**2,366 SQ M**  
**(25,467 SQ FT)**

# GET IN TOUCH

Please get in touch with our letting agents for more details.

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# Ryden

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