

FOR LEASE

**26 COLQUHOUN AVENUE,
HILLINGTON PARK, G52 4BN.**



FOR LEASE
26 Colquhoun Avenue, Hillington Park.

24,624 SQ FT
HIGH QUALITY INDUSTRIAL/TRADE UNIT
AVAILABLE JANUARY 2021



DESCRIPTION

The property is a modern detached industrial unit of steel portal frame construction with a solid concrete floor and insulated profiled metal cladding. It benefits from gas heating, 2 roller shutter doors, translucent roof panels, creating good natural light within the warehouse, and an eaves height ranging from 6.36m to 7.70m at the apex.

The office accommodation is located at the front of the property and comprises an entrance area, male and female toilets, kitchen area, open plan office and various meeting rooms. There is a suspended ceiling with recessed modular fluorescent lighting throughout. The flooring is mainly carpet tiles and heating is provided via gas central heating.

Externally, there's a private yard area and a separate car park which can accommodate up to 25 vehicles.

ACCOMMODATION

We measure and calculate that the premises provide the following approximate Gross Internal Areas:

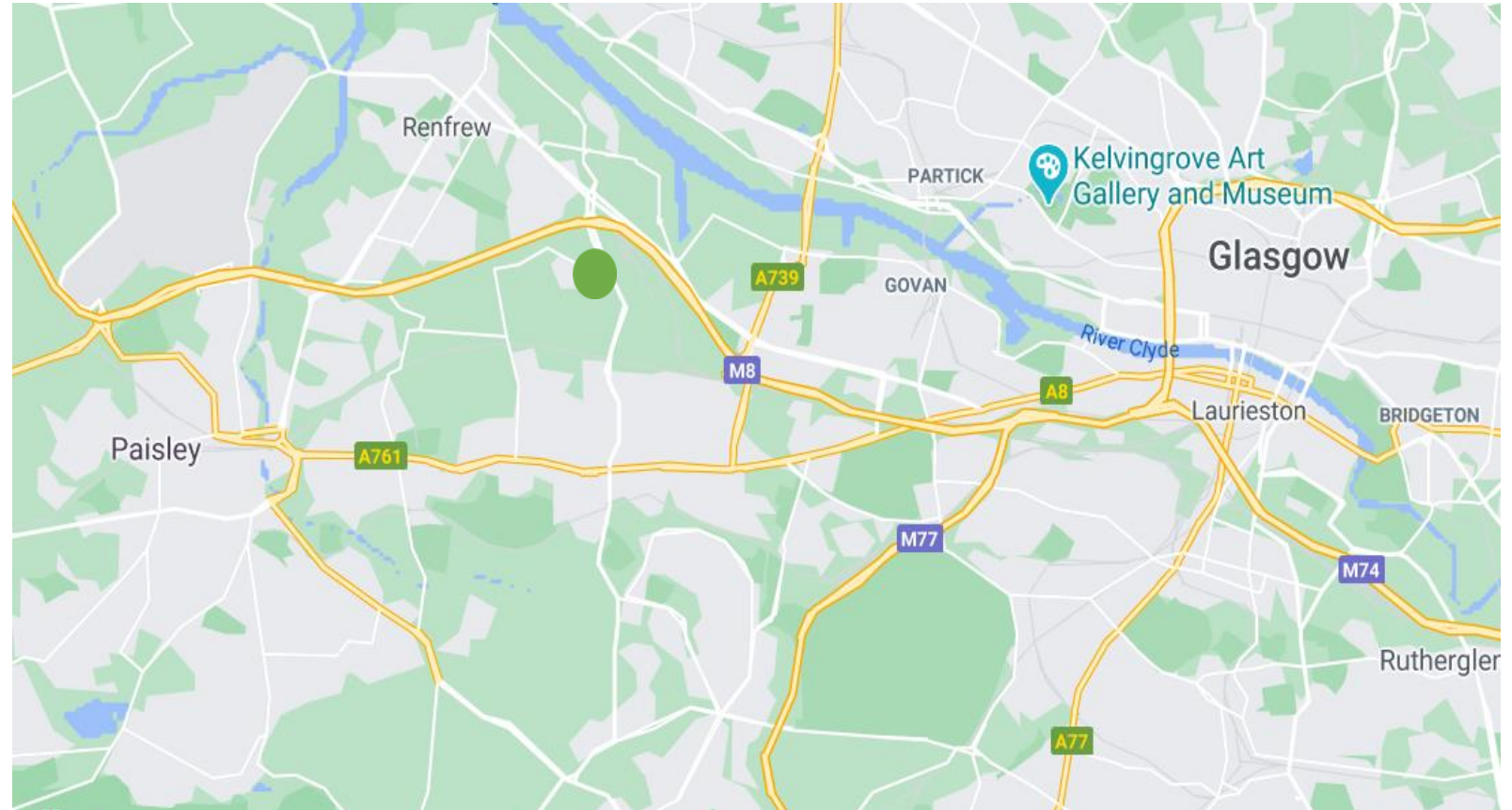
AREA	SQ FT	SQ M
Warehouse	21,344	1,982.88
Office (inclusive of warehouse)	3,280	304.67
Mezzanine	3,280	304.67
TOTAL	24,624	2,287.65

LOCATION

Hillington Park is Glasgow's largest industrial estate and is an extremely popular trade counter destination. It is home to over 500 organisations, employing over 8,000 people, and benefits from excellent transport links.

The park is located at Junction 26 of the M8 between Glasgow City Centre (6 miles) and Glasgow Airport (3 miles). It benefits from 2 dedicated train stations and is only 10 minutes travel time to Glasgow Central Station. There's a regular bus service to and from the park and at peak times there's a choice of five bus routes every 15 minutes.

The property is situated on the corner of Colquhoun Avenue and Nasmyth Road and is just off Hillington Road, the main thoroughfare of the estate.



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SERVICE CHARGE

Any incoming occupier shall be liable for a fair and proportionate share of all common charges in relation to both the accommodation and the park.

LEASE TERMS

The premises are available on a sub-lease basis. The current lease expires on 19 December 2024 and the passing rent is £120,361pa.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. In the usual manor, the ingoing tenant will be responsible for any LBTT or registration dues.

EPC

The EPC rating is available on request.

RATEABLE VALUE

The property is entered in the current Valuation Roll as follows (with effect 1 April 2017):
£101,000.

FOR FURTHER INFORMATION & VIEWING ARRANGEMENTS CONTACT:



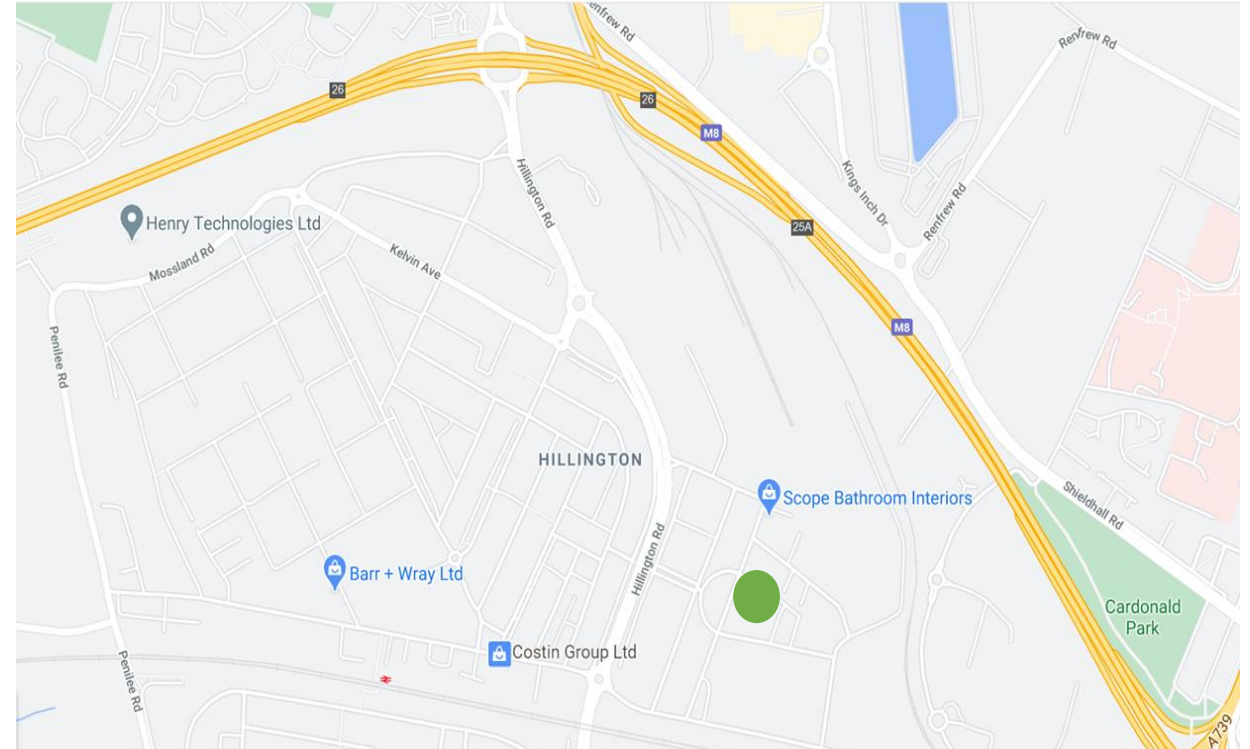
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