



TO LET

INDUSTRIAL PREMISES

29 Huntly Road, Hillington, G52 4DZ

End terrace industrial premises.

Within the hugely popular Hillington Industrial Estate

Two designated car parking spaces.

Clear eaves height of 3.69m.

Gross Internal Area: 449.76 sq.m. (4,841 sq.ft.).

Rental offers in excess of £24,000 per annum are invited.

LOCATION

The subjects are located on the West side of Huntly Road at its junction with Kelvin Avenue within Hillington Park, one of Scotland's largest, established and most 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 two train stations, Hillington east and west. 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 large open plan warehouse of a steel portal frame construction with brickwork infill walls and a solid concrete floor.

Vehicular access to the unit is via a electronically operated roller shutter set in the front elevation, whilst public access to the unit is afforded via a single inset door.

Internally, the subjects are largely open plan with a small office area to the front and a mezzanine floor added to the rear of the property.

The property has a clear eaves height of 3.69 metres.

ACCOMMODATION

According to measurements taken at the time of our internal inspection, we calculate the unit to extend to a Gross Internal Area of:

449.76 sq.m. (4,841 sq.ft.)

RATEABLE VALUE

The subjects are shown in the Valuation Roll with the Rateable Value of £15,750.

LEASE TERMS

Rental offers in excess of £24,000 per annum are invited.

Our client's preference is for a minimum of 5 year lease duration, subject to standard full repairing and insuring terms.



ENERGY PERFORMANCE

Sight of the Energy Performance Certificate (EPC) for the subjects can be made available upon request.

VAT

Please note that the property is elected for VAT.

DATE OF ENTRY

By mutual agreement.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole letting agents:-

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