



## FOR SALE – VACANT STANDALONE OFFICE PAVILION

**9,818 SQ FT**

**4 CENTURA COURT, HILLINGTON PARK, GLASGOW, G52 4PR**

- Excellent owner-occupier / investment opportunity
- Highly prominent position with frontage onto Hillington Road
- Internally provides open-plan floorplates with fit-out
- Fully DDA compliant
- 28 car parking spaces
- **Offers over £735,000 invited**



## LOCATION

Hillington Park is Scotland's largest and most successful Business Park situated just 4 miles west of Glasgow City Centre.

More specifically the subjects are situated on Nasmyth Road at its junction with Hillington Road commanding a prominent position within the estate. Junction 26 of the M8 provides immediate motorway access that connects with the M74 and M77 beyond.

Hillington East Railway Station is a 10-minute walk south-east of the subjects

Neighbouring occupiers include Amici Procurement, Richard Irvine FM, IQA and Wholesale Domestic Bathrooms.

## DESCRIPTION

Modern standalone office pavilion

Superb frontage onto Hillington Road

Attractive full height glazed reception area where staircase and lift provides access to the the 1<sup>st</sup> floor.

Both floors provide well-presented bright open-plan accommodation with existing fit-out.

Male, female, ambulant WC's on both floors as well as kitchen tea-preps.

Specification includes raised access floors, gas central heating, suspended ceiling with integrated lighting.



## ACCOMMODATION

NIA	sq m	sq ft
Ground Floor	461.80	4,971
1 <sup>st</sup> Floor	450.32	4,847
<b>Total</b>	<b>912.12</b>	<b>9,818</b>

28 car parking spaces provided

## BUSINESS RATES

RV £80,500

## EPC

Available on request.

## ASKING TERMS

**Offers over £735,000 + VAT** are invited for our client's heritable interest with the benefit of vacant possession.

## VIEWING & FURTHER INFORMATION

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