



TO LET - AVAILABLE NOW!  
BRAND NEW  
COMMERCIAL UNITS

# Hillington Point

KELVIN AVENUE, HILLINGTON PARK  
GLASGOW G52 4LT

YEAR 1  
BUSINESS  
RATES  
FREE\*

7,000 SQ FT  
LET TO  
DIRECT  
FLOORING



PLAY  
VIDEO



VIEW  
360



DIRECT FLOORING

3,000 - 9,880 SQ FT  
(279 - 918 SQ M)



## LOCATION

Hillington Park is Scotland's largest and most established business park, providing over 2 million sq ft of commercial property for a diverse range of businesses.

Hillington occupies a strategic location adjacent to Junction 26 of the M8 approximately 7 miles west of Glasgow city centre and 2 miles east of Glasgow International Airport. The Park provides a wide range of amenities including; two railway stations, two petrol filling stations, a new Starbucks drive-thru, Harvester pub/restaurant, retail parade, gymnasium, children's nursery and fast food outlets.

Nearby occupiers providing testament to the proven and unrivalled location include Arnold Clark's new headquarters, Peter Vardy, Douglas Park BMW, Filshill, In-Floor, McAlpine, Direct Flooring, Kitchen Depot, Jewson, Graham, City Plumbing, CEF, Tile Giant, Jem Carpets, Tile Kingdom, Topps Tiles, Bathrooms Continental and Wholesale Domestic.



## SITUATION

Hillington Point occupies a prime position on the west side of Hillington Park. The development is prominently situated on Kelvin Avenue, close to its junction with Earl Haig Road and next door to Salon Services. The development can be seen from the Park's main spine road, A736 Hillington Road and benefits from access/egress to/from both Kelvin Avenue and Livingstone Avenue.

## ACCOMMODATION

Hillington Point comprises two terraces of high quality new build industrial / business units.

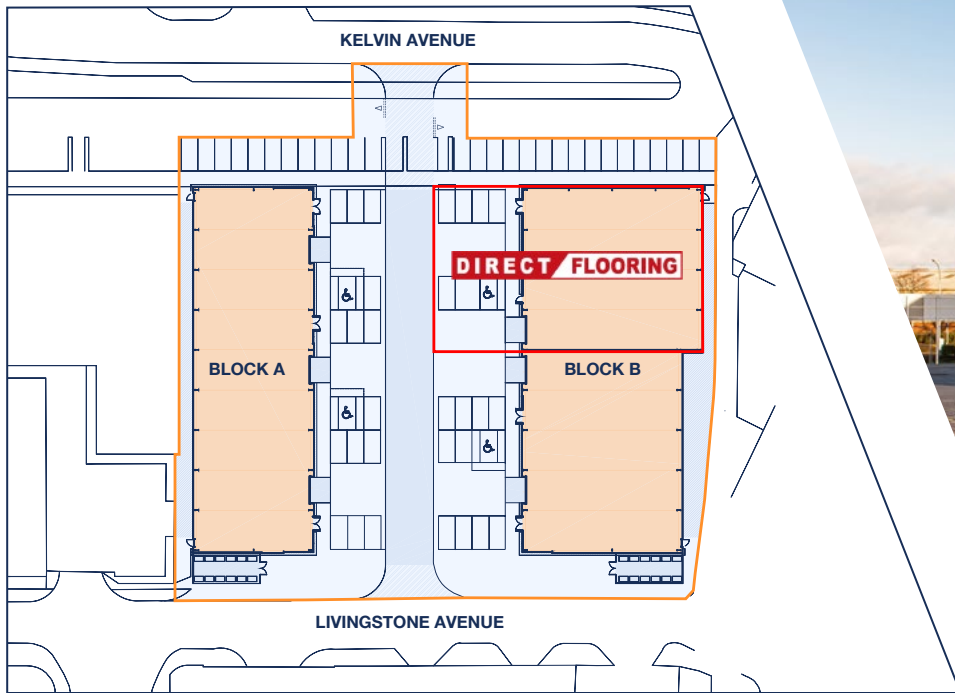
	SQ FT	SQ M
Block A	9,880	918
Block B	14,143*	1,314

\*Approximately 7,000 sq ft Let to Direct Flooring

Each terrace has been carefully designed to be capable of sub division in order to accommodate requirements from approximately 3,000 sq ft (279 sq m) upwards.







## USE CLASSES

Generally 4, 5 and 6. Can also accommodate Class 2 (5,380 sq ft) and Class 11 (5,380 sq ft).

Class 02 Financial - Max 2 No. Units up to 5,380 sq ft

Class 04 Business - Unlimited

Class 05 Business - Unlimited

Class 06 General Industry - Unlimited

Class 11 Assembly & Leisure - Up to 5,380 sq ft

## SPECIFICATION

- Steel portal frame construction
- Profile metal clad elevations and roofs
- 3 phase power
- LED lighting throughout
- Gas supply
- Energy efficient
- Height to underside of Haunch: 5m
- Electrically operated vehicular access doors (4m wide x 4.5m high)
- Ability to create offices and WC's
- Natural light through roof lights and entrance glazing
- Additional glazing can be retro fitted
- Additional vehicular doors can be retro fitted
- Dedicated parking
- Cycle shelters





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VIDEO : <https://www.youtube.com/watch?v=8qW0pyeGTVo&feature=youtu.be>

360 AERIAL : <https://roundme.com/tour/536731/view/1774331/>

## BUSINESS RATES

The buildings will require to be assessed for Rates purposes. \*As new build units, the tenants will benefit from 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Renfrewshire Council Assessor's Department Tel: 0141 618 5931. Alternatively further information is available at [www.saa.gov.uk](http://www.saa.gov.uk)

## LEASE TERMS

The buildings will be available to lease on Internal Repairing and Insuring terms for a duration to be agreed between the parties.

## RENTS

On application.

## ENERGY PERFORMANCE

EPCs available on request.

## VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## FURTHER INFORMATION / VIEWINGS



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