

# McNicol

PROPERTY CONSULTANTS

# TO LET



## First Floor Office Space

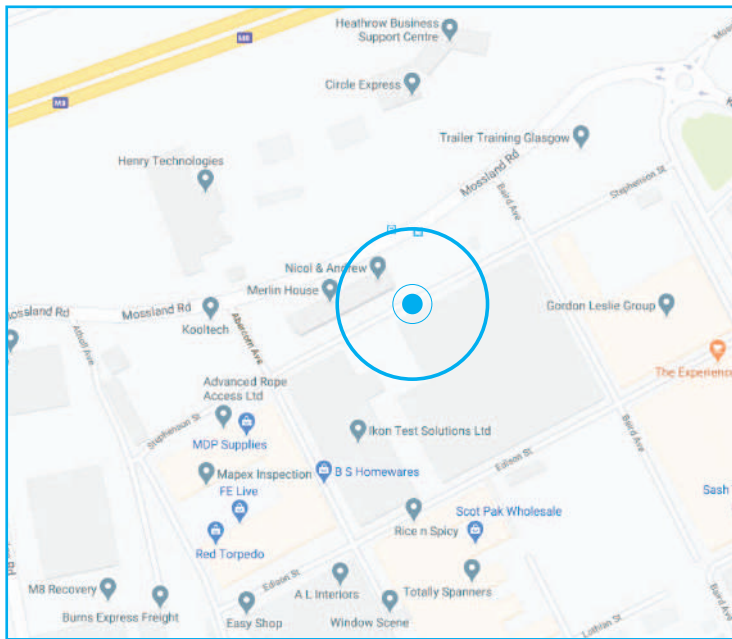
Benchmark | 2 Stephenson Street | Hillington Park | Glasgow | G52 4JD

- Located within busy Hillington Park
- Existing Fit Out Included
- Dedicated Ground Floor Entrance & Reception Area
- On Street Car Parking

## Location

The property is located on Stephenson Street within the busy Hillington Park. Hillington Park is Scotland's largest business park and home to over 500 organisations employing over 8,000 people. Founded on manufacturing and engineering, the Park has grown through new development and regeneration and today houses key business clusters in automotive, construction & building products, transport, health & technology.

Accessed direct from M8 J26, the property is only 6 miles from Glasgow City Centre and 3 miles from Glasgow International Airport. Hillington Park is well served by public transport with 2 train stations and several bus routes servicing the park. Hillington Park benefits from an on-site estate office, 24/7 CCTV security and a wide range of food services and amenities.



## Description

The available property is budget first floor office space located within the Benchmark building adjacent to the Gordon Leslie Group. Internally, the suite consists of mainly open plan accommodation with a number of meeting rooms. The property has a dedicated front door with secure entry system plus benefits from a large reception area if required.

Plenty of on street parking is available adjacent to the property.

3,500 sq ft is available now but potential to take the entire First Floor = 9,500 sq ft.

Please note that should an occupier also need Warehouse space then Gordon Leslie Group can offer a combination of Office Space & Warehouse Space at this location.

## Specification

The accommodation benefits from the following specification:

- Open Plan Layout with Meeting Rooms
- Perimeter Trunking
- Suspended Ceilings
- Recessed Modern Lighting
- Existing Fit Out included
- On Street Car Parking

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the net internal area to be as follows:

NIA = From 3,500 sq ft to 9,500 sq ft

## Lease Terms

Flexible FRI Lease Terms are available.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

## Vat

All prices are quoted exclusive of VAT. VAT will be payable at the prevailing rate.

## Viewing And Further Information

Please contact the Sole Letting Agent:



### IMPORTANT NOTICE (Date of Publication February 2020)

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