

# McNicol

PROPERTY CONSULTANTS

## TO LET



\*Indicative Image Only



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### Industrial / Storage / Trade Counter Unit

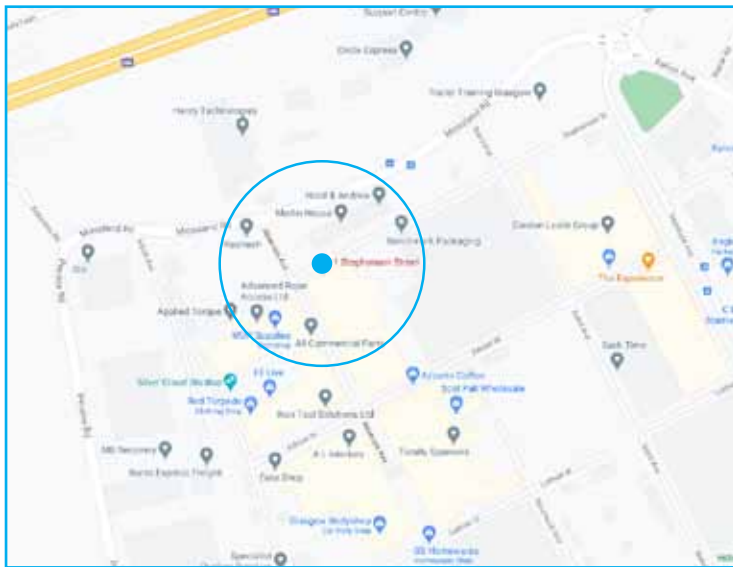
1 Stephenson Street, Hillington Park, Glasgow G52 4JDF

- Located within busy Hillington Park
- Potential to install 2 Vehicle Roller Shutter Doors
- Prominent location with Excellent Frontage
- 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 an Industrial / Storage / Trade Counter unit with excellent frontage within Hillington Park. The property has 3 phase electricity & benefits from some existing fit out. Vehicle Roller Shutter Doors can be installed on the property as per indicative images.

Plenty of on street parking is available adjacent to the property. Please note that should an occupier also need Office space then Benchmark can offer a combination of Industrial Space & Office Space at this location.

## Accommodation

GIA = 4,500 sq ft

## Lease Terms

The accommodation is available on Flexible Lease Terms for a period to be agreed.

## 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.



\*Indicative Image Only

## Viewing And Further Information

Please contact the Sole Letting Agent:



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