

TO LET

9 Queensberry Avenue
Hillington Park
Glasgow
G52 4NL



PROPERTY HIGHLIGHTS

- Modern end of terrace unit
- Prominent signage opportunity fronting Queen Elizabeth Avenue
- Minimum eaves height of 4.3m
- Private offices
- Small kitchen area
- Male & Female toilets
- Sodium lighting
- 3 phase power & gas supply
- Electric roller shutter door
- Allocated car parking spaces



KEVIN STRAIN

Surveyor

Mobile: +44 (0) 7917 274176

kevin.strain@cushwake.com

ANTHONY ROWLEY

Graduate Surveyor

Mobile: +44 (0) 77677 788763

anthony.rowley@cushwake.com

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Location

9 Queensberry Avenue is located within Scotland's largest and most established business park. Hillington Park is situated just off the M8 between Glasgow City Centre and Glasgow's International Airport, with excellent motorway access via Junction 26.

Paisley and Renfrew are also located less than three miles away and easily accessible using the A736 which runs North-South through the centre of the park and links with the A761 Glasgow-Paisley Road. The estate benefits from a small shopping centre with a nursery and two nearby petrol stations.

Hillington Park is well connected via public transport. Hillington West Station is less than a 5 minute walk from the property and Hillington East is 15 minutes away. Both stations provide 2-3 services per hour to Glasgow Central, Paisley and Inverclyde. Several Bus routes operate daily throughout the park, connecting with nearby bus terminals at Braehead and Silverburn.

Description

The property forms the end terrace part of a modern terrace of three units and is of steel frame construction. The elevations and roof are formed with profile metal cladding and the main floor slab is a reinforced concrete construction.

The unit has been fitted out and offers the following:

- Open plan warehouse with mezzanine
- Minimum eaves height of 4.3m
- Private offices
- Small kitchen area
- Male & Female toilets
- Sodium lighting
- 3 phase power & gas supply
- Electric roller shutter door
- 4 car parking spaces

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which is payable at the current rate.

Lease Terms

The property is available by way of assignment or sublease, with the current lease expiring 15th May 2025. A new longer term lease agreement can also be negotiated with the landlord.

Accommodation

The available accommodation extends to the following approximate Gross Internal Floor Area:

Area	Size (sq ft)
Warehouse	1,896
Mezzanine	941
Offices	907
Total	3,744

Energy Performance Certificate

Available on request.

Rateable Value

The ingoing tenant will be responsible for the payment of all local authority rates.

Viewing / Further Information

For further information or to arrange a viewing please contact:

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**CUSHMAN &
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cushmanwakefield.com

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