

Ryden

FOR SALE

**INDUSTRIAL UNIT WITH
TWO STOREY OFFICE
ACCOMMODATION**

820.68 SQ M (8,834 SQ FT)



**13 COLQUHOUN
AVENUE
HILLINGTON PARK
GLASGOW
G52 4BN**

**PRIME INDUSTRIAL/
TRADE LOCATION**

**EASY ACCESS TO M8
AT JUNCTION 26**

**EXCELLENT OFFICE
ACCOMMODATION AND
WELFARE FACILITIES**

OPTION TO EXPAND

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Hillington Park is Glasgow's premier business park. It benefits from direct access to the M8 motorway (Junction 26) and is well served by the M74 and M77 motorways. Hillington East and West train stations and, a regular bus service, provide direct links to Glasgow City Centre (7 miles), Paisley (2 miles) and Glasgow International Airport is approximately 2.5 miles from the Park. The estate is recognised as a popular trade-counter/motor trade location whilst Storage & Distribution and manufacturers complete a diverse range of local and National occupiers.

DESCRIPTION

The property is located on the west side of Colquhoun Avenue and is easily accessed from Carnegie Road and Ainslie Road. It has been fully refurbished and is a mid-terrace industrial unit with two storey office accommodation and ancillary facilities. The refurbishment works include: a new insulated roof & cladding, contemporary office design, warehouse and office toilets, shower room with WC, kitchen and double glazed windows throughout.

The warehouse has been split into two sections with a tenant occupying part on a short-term lease. Information on the rental and period of lease will be made available to interested parties. There are separate vehicle entrances to the sub-divided areas as well the required means of escape.

The warehouse benefits from two gas blower heaters and there is a gas central heating system serving the offices. On street parking is available to the front of the premises. The property also has a fully monitored alarm and fire detection system as well as three phase electricity.

ACCOMMODATION

	SQ FT
TENANTED SECTION	2,475
MAIN WAREHOUSE	4,865
FIRST FLOOR OFFICE	747
GROUND FLOOR OFFICE	747
TOTAL	8,834

PRICE

Upon application

RATEABLE VALUE

The rateable value for the main section is £27,000 and the part occupied by the tenant is £12,300.

LEGAL COSTS

Each party to bear their own legal fees in respect of any transaction. The ingoing tenant shall be responsible for all costs associated Land and Building Transaction Tax and VAT thereon

**HILLINGTON
PARK IS
GLASGOW'S
PREMIER
BUSINESS PARK**





**IT HAS BEEN FULLY
REFURBISHED AND IS A
MID-TERRACE INDUSTRIAL
UNIT WITH TWO STOREY
OFFICE ACCOMMODATION
AND ANCILLARY FACILITIES.**



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GET IN TOUCH

Viewing is strictly by appointment through the sole selling agent.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. February 2024

