



Modern End-Terraced Hybrid Industrial Unit

INDUSTRIAL

FOR SALE

3,925 SQ FT

(364.64 SQ M)

- Rare opportunity to purchase with vacant possession
- Built 2005/2006
- Ground Floor 2,432 sq ft; Mezzanine 1,493 sq ft
- Prime industrial and business location adjacent to M8
- Excellent Public Transport Links

UNIT B1, 1 QUEENSBERRY AVENUE, HILLINGTON PARK, GLASGOW, G52 4NL

LOCATION

The subject property is located on Queensberry Avenue just off Queen Elizabeth Avenue in the Hillington Park area of Glasgow. Hillington Park is located at Junction 26 of the M8 motorway between Glasgow City Centre to the east and the towns of Paisley and Renfrew to the west.

Hillington Park is one of Scotland's largest industrial and business parks providing over 2M sq ft of commercial property for a diverse range of businesses. The Park benefits from two train stations and is two minutes from the motorway and two miles from Glasgow Airport.

The accessibility of Hillington Park has been a key factor in attracting numerous national and local industrial/trade occupiers to the park. Major occupiers include Arnold Clark, Balfour Beatty, BMW, Next NHS, Russell Transport and Saint Gobain.

In addition, Braehead Regional Shopping Centre lies to the immediate north of Junction 26. Braehead is a burgeoning commercial and residential district which centres on the 800,000 sq ft shopping centre. Braehead also features a retail park, IKEA and the XSite leisure facility.

DESCRIPTION

The property comprises a modern purpose built end terraced hybrid industrial unit with a mezzanine floor.

The ground floor features a combination of trade counter, warehouse and office/lab space with ancillary WCs. The mezzanine floor is equipped with fitted offices, WCs, and storage.

The specification includes:

- Steel portal frame construction
- External elevations comprise of profiled steel cladding
- Blockwork internal perimeter walls
- Pitched roof with 10% translucent double skin light panels
- Up and over roller shutter access door
- Reinforced concrete floor
- 3 phase electricity supply
- 5 dedicated car parking spaces
- Communal yard

ACCOMMODATION

The accommodation comprises of the following areas:

Floor	Sq ft	Sq m
Ground Floor – Trade counter, Warehouse, Office/Lab	2,432	225.94
Mezzanine – Fitted Offices, WC & Storage	1,493	138.70
Total	3,925	346.64

EPC

The property benefits from an EPC rating of B. A copy of the EPC certificate is available to interested parties on request.

RATEABLE VALUE

The property is entered into the current Valuation Roll with a rateable value of £27,000.

TERMS

Offers in the region of £325,000 are invited for the heritable interest in the property with vacant possession.

VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction together with VAT thereon. The purchaser will be responsible for LBTT.

VIEWINGS

Strictly by appointment through the sole agents.

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