

TO LET - INDUSTRIAL

UNIT 15, 29 GORDON AVENUE
HILLINGTON PARK, GLASGOW, G52 4TG



KEY HIGHLIGHTS

- 6,210 sq ft
- Available for immediate occupation
- Benefits from existing office content
- Convenient M8 Motorway access
- Well-presented modern industrial premises
- Generous parking provided within central courtyard
- 6.7m eaves
- New FRI lease available - £46,500 per annum + VAT

SUMMARY

Available Size	6,210 sq ft
Rent	£46,500 per annum
Rates Payable	£18,924 per annum
Rateable Value	£38,000
Service Charge	£8,197 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Northpoint is a multi-let industrial development comprising 27 units with large central courtyard with generous parking.

Internally the subjects provide bright open-plan accommodation with 6.7m eaves.

Full height vehicle access door opening out onto Abercorn Avenue.

Well-presented existing office space extending to c300 sq ft, tea-prep and male & female WCs.

Modern specification with insulated panel roof and elevations, light panels, LED lights

Mains supplies to gas, water and electricity (3 phase) provided.

LOCATION

Hillington Park is Scotland's largest and most successful industrial estate and is situated approximately 5 miles west of Glasgow City Centre.

Convenient M8 motorway access is available via Junction 26 that connects with the M74 and M77 beyond.

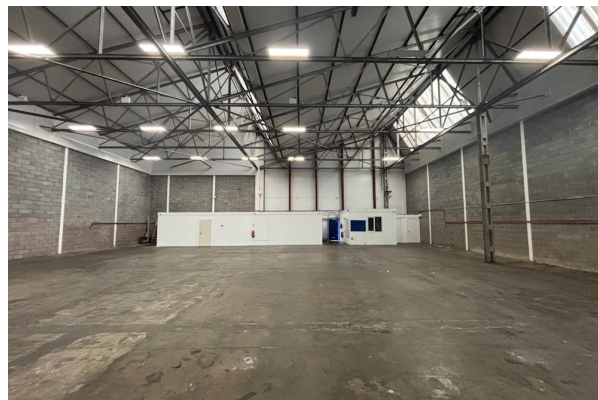
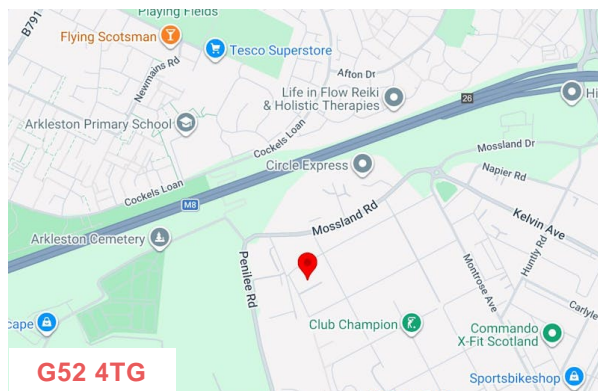
The estate is well served by public transport links with two railway stations and bus services provided./

Neighbouring occupiers include Scottish Opera, Pretty Scenic, Advanced Rope Access and River Island.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 15	6,210	576.93	Available
Total	6,210	576.93	



VIEWING & FURTHER INFORMATION

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