

## FOR SALE - INVESTMENT

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224 CARNEGIE ROAD

HILLINGTON PARK, GLASGOW, G52 4NA



### KEY HIGHLIGHTS

- 4,471 sq ft
- Modern unit with yard and parking
- Passing rent of £53,652 per annum (£12/sq ft)
- Tenant has created additional first floor office space extending to 860 sq ft, this has not been included in total quoted floor area
- Located within the popular Hillington Park Industrial Estate
- Let to Star Engineering Limited
- Expiry in February 2033, subject to a tenant only break option in February 2028
- Offers over £800,000 = NIY of 6.37%

SUMMARY

Available Size	4,471 sq ft
Price	Offers in excess of £800,000 A purchase at this level reflects a NIY of 6.37% after purchasers costs.
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Modern end-terraced double unit of steel portal frame construction built in 2022.

Externally benefits from secure communal yard / parking area.

The units have been connected internally and each provides open-plan warehouse accommodation with 6m eaves.

Each unit benefits from toilet block and tea-prep.

The tenant has built out attractive first floor office space in Unit 3 providing an additional 860 sq ft over and above the total quoted floor area.

LOCATION

Hillington Park is Scotland's most successful industrial estate situated just 5 miles west of Glasgow city centre. The subjects are located on the south side of Carnegie Road immediately next to Hillington East Railway Station.

Convenient M8 motorway access is provided via Junction 26 that connects with Glasgow city centre and the M74 travelling east. Glasgow International Airport is just a 5- minute drive travelling west.

Neighbouring occupiers include HPD, Grahams Plumbers Merchant, Sweeney Kincaid, Landscapes & Contracts.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2 & 3	4,471	415.37	Available
Total	4,471	415.37	

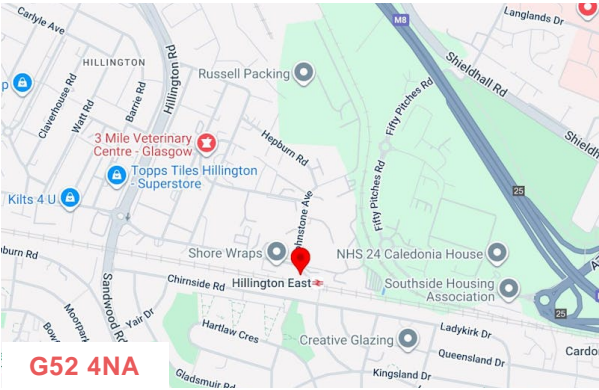
TENANCY INFORMATION

Let to Star Engineering Limited (05607391)

10 year FRI lease from February 2023 subject to a tenant only break option on 5th anniversary.

Passing rent £53,652 per annum (£12/sq ft) subject to an upwards only open rent review in February 2028.

Star Engineering specialise in delivering safe, reliable, and cost effective safety solutions to the marine and offshore sectors with offices in



VIEWING & FURTHER INFORMATION

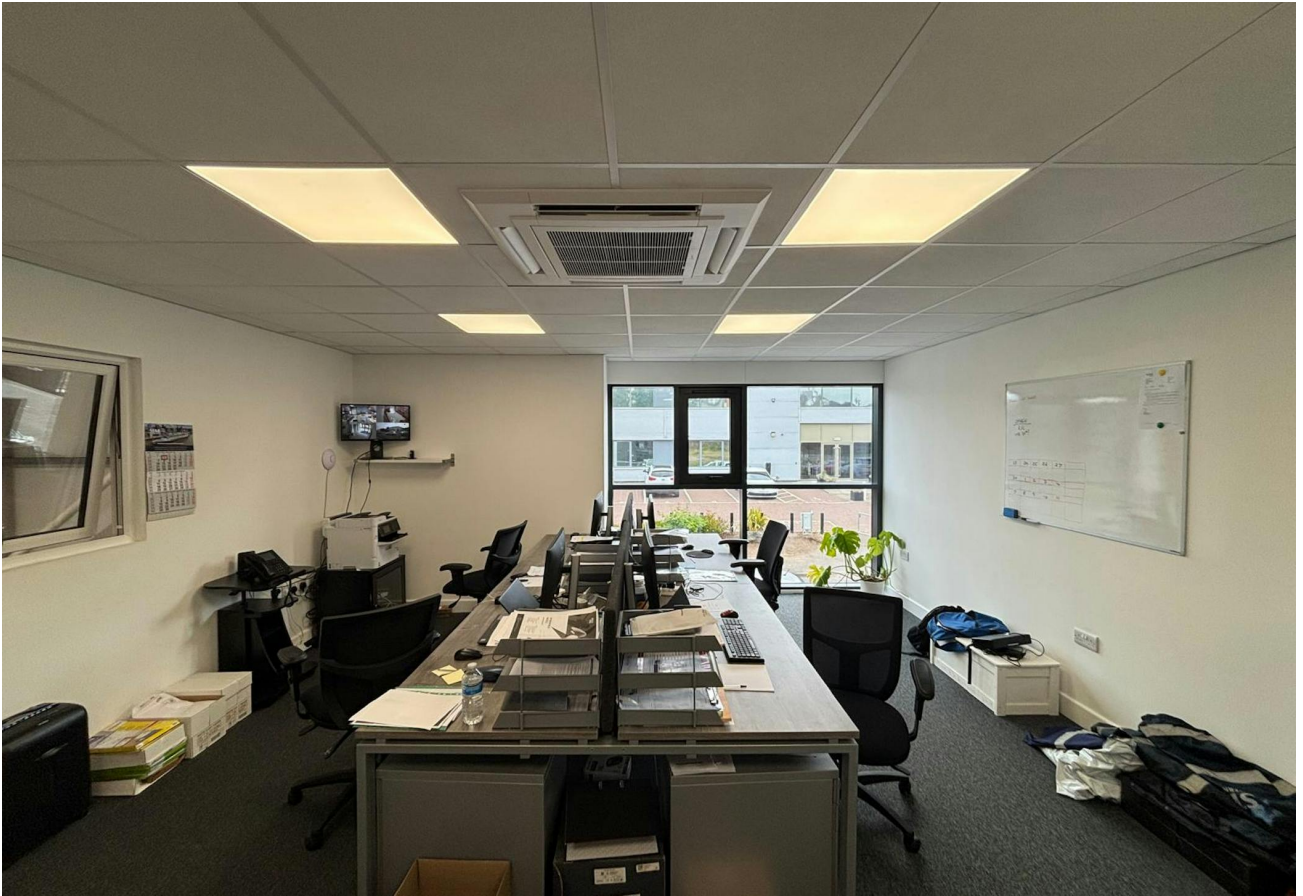
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