



STANDALONE WAREHOUSE UNIT

TO LET

8,854.79 SQ M

95,313 SQ FT

**WITH OFFICES AND
DEDICATED PARKING**

**AVAILABLE FROM
Q4 2022**

**201 AINSLIE AVENUE
HILLINGTON PARK
GLASGOW / G52 4HE**

LOCATION

The subjects are prominently located on Ainslie Avenue with frontage onto the main A736 Hillington Road throughfare, within Hillington Park.

Hillington Park is Glasgow's largest industrial estate and is an extremely popular trade counter destination. It is home to over 500 organisations, employing over 8,000 people and benefits from excellent transport links.

The park is located at Junction 26 of the M8 motorway between Glasgow City Centre (6 miles) and Glasgow Airport (3 miles). It benefits from 2 dedicated train stations and is only 10 minutes travel time to Glasgow Central Station.

Key occupiers in Hillington include Arnold Clark, McAlpine Plumbing Products, Douglas Park, Morrisons and Jewson.



201 AINSLIE AVENUE
HILLINGTON PARK



DESCRIPTION

The property comprises a standalone warehouse of steel portal frame construction, with high quality ground and first floor office accommodation. Externally the unit has its own private yard area with private parking. The subjects benefit from the following:

- High profile location
- Fast and easy access to Glasgow International Airport, Clyde Tunnel and the City Centre
- 5.9m to eaves (9.5m to pitch)
- Roller shutter access doors
- Private car parking
- Dedicated yard area
- Full site 1.942 Ha (4.8 acres) or thereby



HIGH PROFILE LOCATION

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring (6th Edition) to provide the following Gross Internal Area:

Demise	Sq Ft	Sq M
Warehouse	85,620	7,954.32
Office Ground	8,339	774.79
Office First	1,353	125.68
Total	95,313	8,854.79

BUSINESS RATES

We understand that the property is assessed on the following basis.

Rateable value: £135,000

Interested parties should make their own enquiries with the Local Authority to verify this information.

LEASE TERMS & QUOTING RENTAL

The property is available on a new FRI lease. Further details are available upon application.



LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A copy of the certificate can be made available upon request.

VAT

VAT will be charged at the standard rate.



DEDICATED YARD & PARKING



201 AINSLIE AVENUE



HILLINGTON PARK
GLASGOW G52 4HE

FURTHER INFORMATION

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