

**\*Available from  
January 2022**



**To Let**

**201 Ainslie Avenue, Hillington Park  
Glasgow, G52 4HE  
95,313 sq ft (8,854.79 sq m)**

**AVISON  
YOUNG**

## 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 (3miles). 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**.

## 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 2.09 Ha (5.16 acres) or thereby

## 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
<b>Total</b>	<b>95,313</b>	<b>8,854.79</b>

## Lease Terms and Quoting Rental

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

## 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.

## 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.



If you would like to know more please get in touch.

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