

HILLINGTON PARK WEST 200

Brand new high spec industrial & logistics units

M8/J26 Glasgow / G52 4NR

hillingtonpark.com/availability/west

Last 2 units
remaining

Unit 201 – 10,234 sq ft

Unit 205 – 8,540 sq ft

TO LET



GLASGOW
AIRPORTGREENOCK
OCEAN
TERMINAL

Glasgow's go-to industrial location

- Well-established location home to over 500 businesses including Arnold Clark, Russell Logistics, McAlpine Plumbing Products, Douglas Laing, Wholesale Domestic and Stearn Electric
- Ideally located to serve Greater Glasgow and the West of Scotland as well as the Central Belt
- Glasgow Airport within a 6 minute drive
- Rail and sea port facilities close by

West 200 is the latest development at Hillington Park, Glasgow's longest established and best-known industrial location.

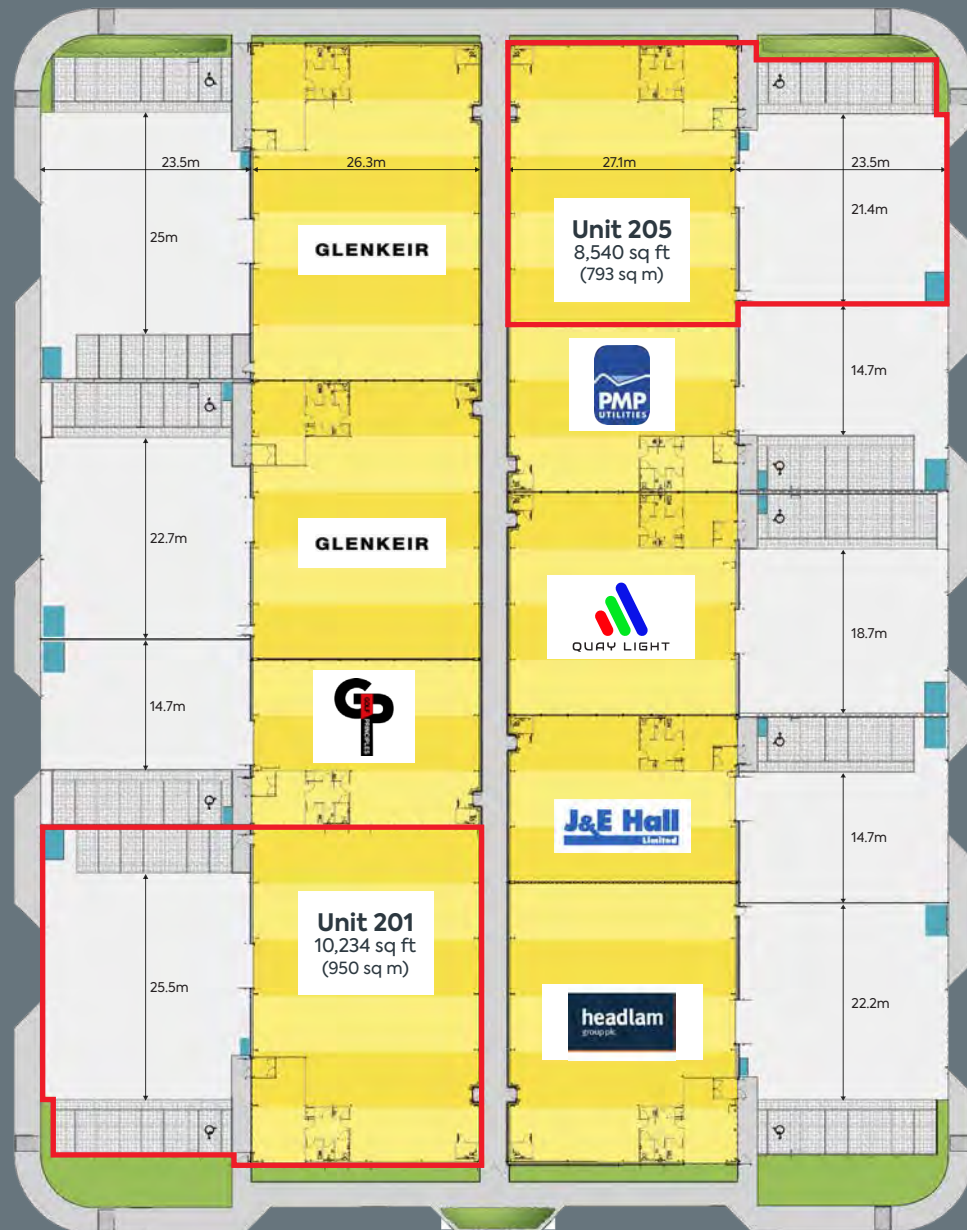
Positioned to the west of Glasgow City Centre, less than a mile, three minutes from J26 of the M8 motorway, the site gives fast access to the M74 and M77 and offers superb, rail, air and sea connections.

For employers and employees alike, one of the key benefits of the site's location and established infrastructure is that it is easily accessible to a large workforce by road and public transport.

Business Growth Accelerator Relief







The Scottish Government has introduced relief on new build properties and occupiers may be eligible for 100% rates relief for the first 12 months of occupation.

www.mygov.scot/non-domestic-rates-relief/business-growth-accelerator-relief





GRADE A SPECIFICATION

-  5.5 metre haunch height
-  Level loading doors
-  25kN/m² floor loading
-  Air conditioned offices
-  Secure goods yard
-  EV charging points

On target for BREEAM 'Very Good' accreditation

Brand new high spec industrial and logistics units

GENERAL

- Unit specification suitable for immediate occupation
- Steel portal frame
- Profiled and microrib cladding panels to Building Standards Class 1 Storage/Factory Use
- Cat A office fit out
- Fully serviced with gas (capped), water and electricity (metered)
- BT Openreach FTTP fibre connection

POWER

- Units 201 and 204: 60kVA
- Units 203, 205 and 207: 50kVA
- Units 202, 206 and 208: 30kVA

WAREHOUSE

- 5.5m haunch height (7.2m to ridge)
- Concrete floors with 25kN/m² floor loading
- 10% roof lights
- Powered 4.4m (H) x 4.76m (W) level loading doors
- High bay LED lighting (330 lux)

OFFICE AND CONVENIENCE

- Air conditioning
- Suspended ceilings with recessed LED lighting
- Kitchenette
- Shower and changing
- Unisex and accessible WCs

EXTERNAL

- Secure 23.5m deep asphalt road grade yards with sliding gates
- Dedicated car parking
- Bicycle storage lockers

SUSTAINABILITY

- On target for BREEAM 'Very Good' accreditation
- EPC rating "B"
- EV charging points
- Water saving sanitaryware
- Low energy PIR controlled LED lighting
- Air source heat pump for office heating and cooling

GIA	Warehouse (sq ft)	Offices (sq ft)	Total (sq ft)	Total (sq m)
Unit 201	9,140	1,094	10,234	950
Unit 202	LET to Golf Principles			
Unit 203	LET to Glenkeir			
Unit 204	LET to Glenkeir			
Unit 205	7,563	977	8,540	793
Unit 206	LET to PMP Utilities			
Unit 207	LET to Quay Light Ltd			
Unit 208	LET to J&E Hall			
Unit 209	LET to Headlam Group			



Hillington Park offers exceptional reach, being perfectly placed to address the Glasgow metropolitan and wider national markets.

Contact the leasing agents

Colliers
 0141 226 1000
colliers.com/uk/industrial

Iain Davidson
 Tel: +44 141 226 1056
iain.davidson@colliers.com

Colin McManus
 Tel: +44 141 226 1035
colin.mcmanus@colliers.com

Ryden co.uk
 0141 204 3838

Alan Gilkison
 Tel: +44 141 270 3138
alan.gilkison@ryden.co.uk

Gregor Harvie
 Tel: +44 141 270 3173
gregor.harvie@ryden.co.uk

A development by

