



HIGH QUALITY INDUSTRIAL PREMISES

- > GIA:- 590.47 SQ M, (6,356 SQ FT)
- > MODERN INDUSTRIAL PREMISES WITH OFFICE ACCOMMODATION
- > WELL-LOCATED TO SERVE SCOTLAND AND THE NORTH OF ENGLAND
- > LOCATED WITHIN AN ESTABLISHED INDUSTRIAL LOCATION
- > RENT: OIEO: £38,000 P.A.

TO LET

76 QUEEN ELIZABETH AVENUE, HILLINGTON, G52 4NQ

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LOCATION

The subjects are situated in the Hillington Park area of Glasgow. Hillington is situated approximately 3.8 miles to the east of Paisley and 7 miles from the City Centre of Glasgow. Hillington benefits from excellent transport links with Junction 26 of the M8 Motorway situated less than a mile to the north of the subjects. The A736 runs adjacent to Ainslie Road and is the main arterial route through Hillington. The A736 links with both Junction 26 of the M8 to the north and Paisley Road West (A761) to the south. Glasgow International Airport, is located within a 5-minute drive from the subjects and is Scotland's second busiest airport and the 9th busiest in the UK.

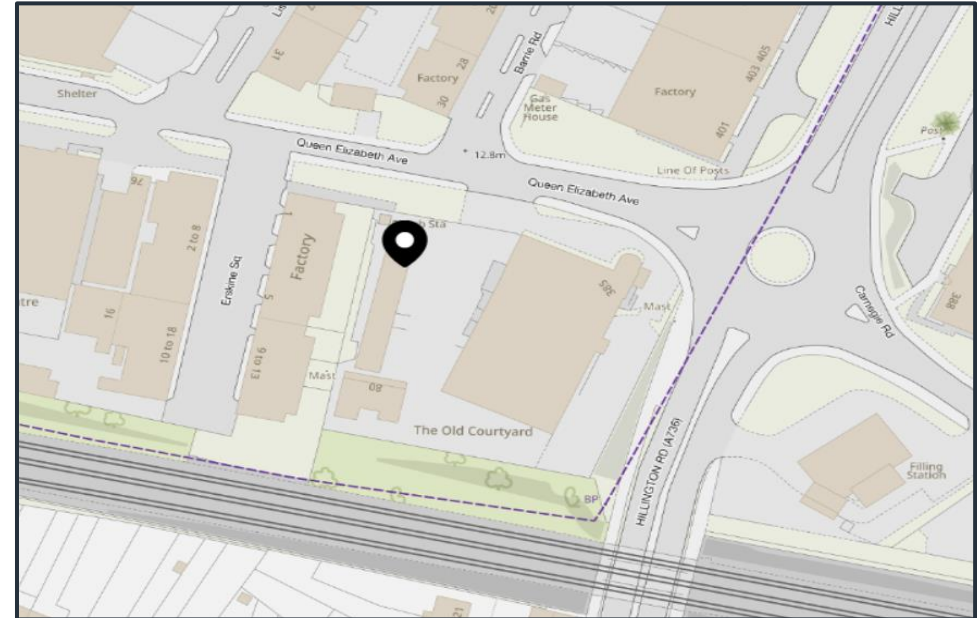
More specifically, the subjects are positioned on the south side of Queen Elizabeth Avenue. Some of the main occupiers within the vicinity include Arnold Clark, Wholesale Domestic, McAlpine Plumbing Products and Russell Logistics.

DESCRIPTION

The subjects comprise a modern industrial premises, formally utilised as a scaffolding training facility. Internally, the unit comprises a main warehouse on ground floor followed by office space on the upper floor.

The warehouse accommodation is accessed by way of electric roller shutter door as well as a pedestrian access door. The unit benefits from 6.2m eaves, concrete slab floor and both male and female w/c facilities to the rear. The subjects are served by a gas supply that runs throughout as well as three phase power supply.

The office accommodation consists of a waiting area followed by several cellular office/training rooms. The offices benefit from a modern finish throughout with carpet floor coverings, and a suspended ceiling incorporating LED lighting throughout.



RENT

Our client is seeking rental offers in excess of £38,000 per annum exclusive of VAT.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £31,000.

The business rate poundage for 2024/25 is £0.498 to the pound.

PLANNING

We understand that the property benefits from having consent in line with its previous use.

LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the letting.

EPC

A copy of the EPC certificate can be provided upon request.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the Gross Internal Area to extend as follows:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor Warehouse	301.56	3,246
First Floor Office	288.91	3,110
TOTAL	590.47	6,356



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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