

TO LET

Modern Industrial Premises

GIA: 115.20 SQM (1,240 SQFT)

Recently Refurbished Industrial Unit

Located Within An Established Industrial Location

May Be Eligible For Rates Relief Under The Small Business Bonus Scheme

Rent: OIEO: £13,000 P.A.



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11 ERSKINE SQUARE, HILLINGTON, GLASGOW, G52 4BJ

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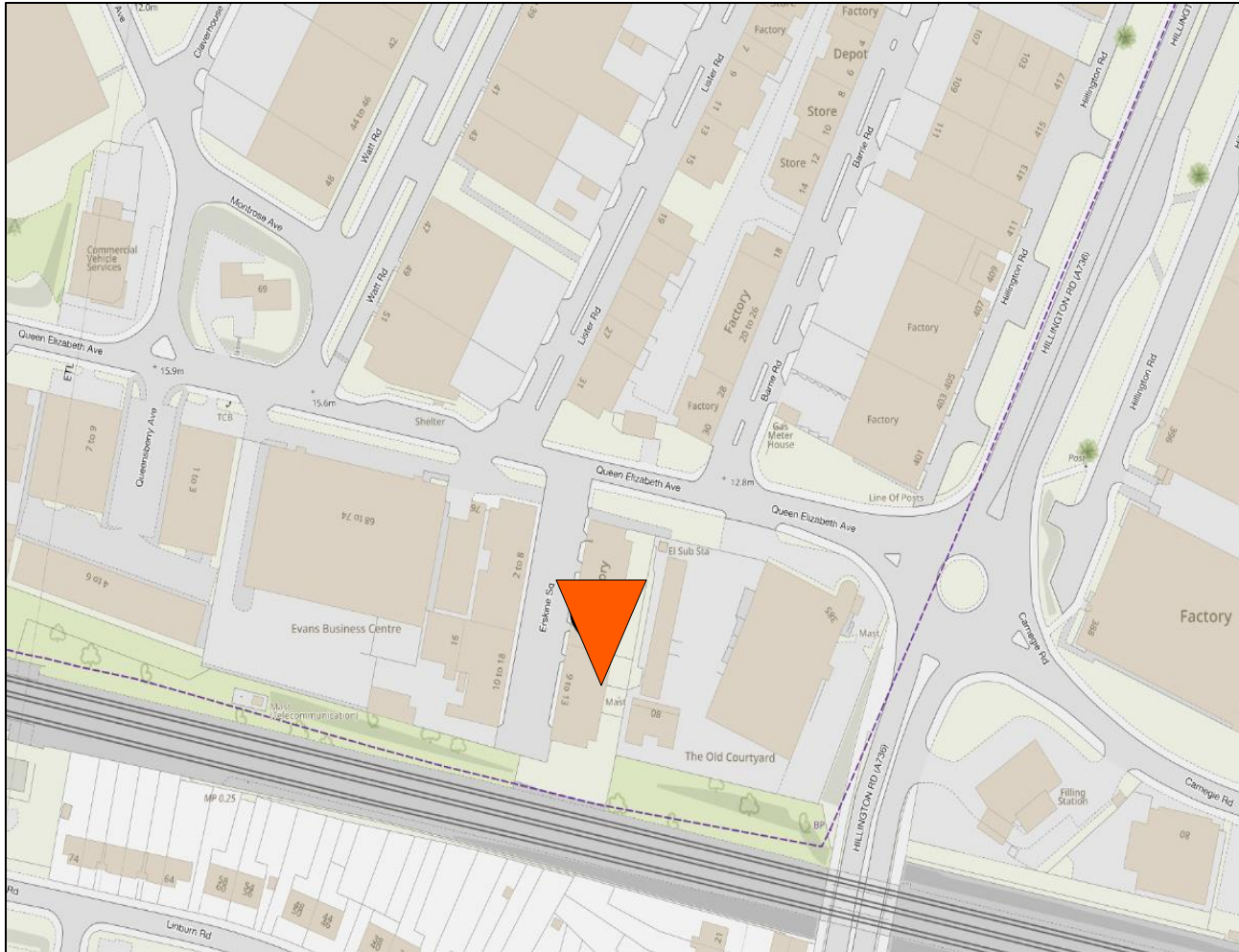
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Location

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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 Ainsle 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.

The subjects are positioned upon Erskine Square, which forms part of a well-established industrial estate in Hillington, one of Scotland's premier industrial locations. Hillington boasts over 500 businesses and employs more than 8,000 people within the surrounding area. Notable occupiers in the vicinity include Arnold Clark, Wholesale Domestics, McAlpine Plumbing and Russell Logistics



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Description

11 ERSKINE SQUARE, HILLINGTON, GLASGOW, G52 4BJ



The subjects comprise an industrial premises of steel portal frame construction, surmounted by a pitched roof. Access to the property can be found via a dedicated pedestrian entrance.

Internally, the subject features recently refurbished, open-plan industrial space to the front, benefitting from a painted concrete floor and hanging LED strip lighting incorporated throughout. A kitchen/tea prep area and W/C facilities are located to the rear, benefitting from a suspended tiled ceiling and LED panel lighting.

The accommodation benefits from eaves height of 3.6m. Dedicated parking can be found at the front of the premises.



ACCOMMODATION

	SQM	SQFT
Accommodation	115.20	1,240
TOTAL	115.20	1,240

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

OIEO £13,000 per annum exclusive of VAT.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £7,300. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

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