



# TO LET

## FIRST FLOOR OFFICE

230 Carnegie Road, Hillington Park, G52 4NA

Attractive first floor office space with secure car parking.

Excellent transport links, with Hillington East Train Station in close proximity.

Net Internal Area of 126.88 sq.m (1,366 sq.ft) approx.

Offers over £15,000 per annum are invited.

## LOCATION

The property is located on the south side of Carnegie Road, within the Hillington Park industrial estate, lying approximately 6 miles south of the city centre.

Hillington Park is one of Scotland's longest and most established industrial estates, occupying a strategic location, adjacent to Junction 26 of the M8 motorway, and two miles east of Glasgow Airport. The property can easily be accessed from the A736 or the A761.

The area benefits from great transport links with two railway stations being within walking distance and various bus routes nearby.

The subjects are located close to many amenities such as Braehead Shopping Centre, IKEA, Cardonald Park and Glasgow Clyde College.

## DESCRIPTION

The subjects comprise first floor office accommodation within a modern two storey building.

Internally, the first-floor benefits from a private access doorway, providing lift and stair access to the suite. The unit is of an open plan design and has toilet and kitchen facilities.

Additionally, there is secure entry to the building and parking available within the site.

## ACCOMODATION

According to our calculations, the subjects have a total Net Internal Area of:

First Floor - 126.88 sq.m. (1365 sq.ft.) approx.

## RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with Rateable Values of £19,400.

Please note that a new occupier has the right to appeal the current assessment.

## LEASE TERMS

Offers over £15,000 per annum are invited.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Claire Hutton

Tel: 07876 541654

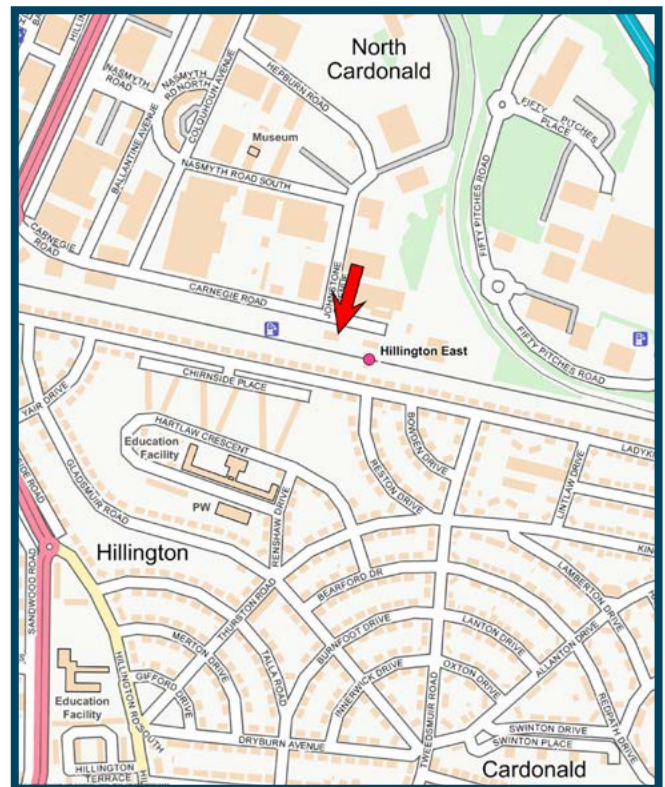
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**DATE OF PUBLICATION**  
March 2024

**REFERENCE**  
WSA2570

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