

## Modern industrial units **TO LET**



## Kelvin Gate

Kelvin Avenue G52 4GA

From 1,513 sq ft to 4,208 sq ft





**Hillington Park** is Scotland's largest and most established Business Park providing over 2M sq ft of commercial property for a diverse range of businesses, from established stock market listed companies to start-ups, and from high-tech to light industrial. The Park is a safe, well maintained environment with two train stations, two minutes from the motorway and two miles from Glasgow International Airport. Companies are able to stay and grow at the Park because of the range of property options and Hillington Park's flexible approach.

### Benefit from

**Great transport links** - convenient and accessible for staff and visitors

**Full range of property options** - flexibility to meet a company's needs now and in the future

**Park Management Team** - to respond to customers' needs and deliver value-adding initiatives

**Amenities** - to help with work/life balance and to motivate staff

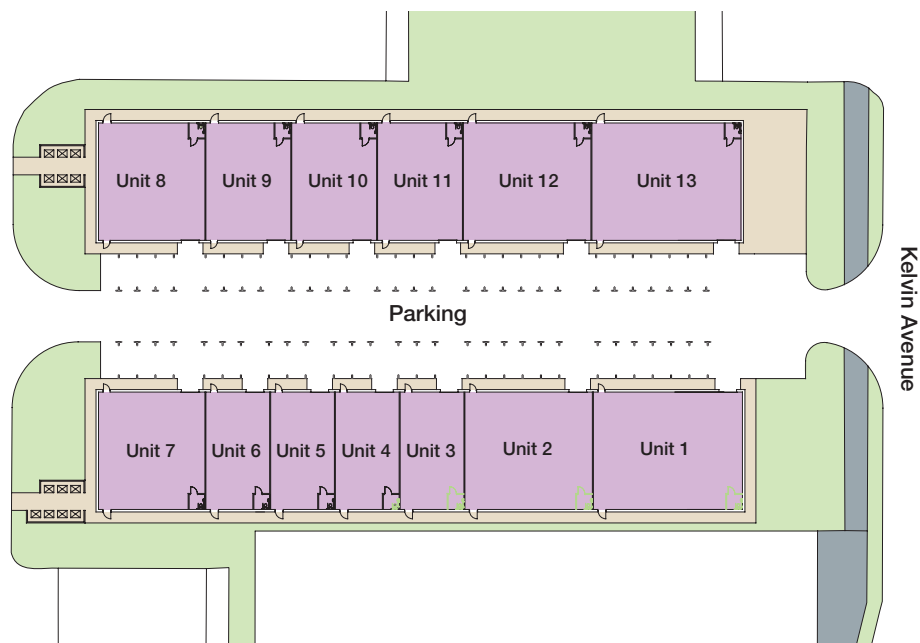
**Sustainability** - to support companies to achieve green credentials.

### Park Amenities

- Post Office
- Nursery
- Gym
- Laundry service
- Harvester pub/restaurant
- Bocadillo coffee shop
- Greggs
- Subway
- Burger King
- Two petrol stations
- CCTV and on-site security

**Kelvin Gate** is located in a prominent position within Hillington Park close to the Park entrance and Junction 26.





**Kelvin Gate** consists of two blocks of modern industrial units with allocated parking and a large concrete shared yard area.

#### Specification:

- Structural steel portal frame with 4.5m clear internal height
- Fully insulated profiled metal sheeting to external walls and roof
- 3m x 2.485m roller shutter doors
- Floor loading capacity of 15kN/m<sup>2</sup>
- Suspended sodium lighting
- Minimum 2.45m high blockwork internal walls
- DDA compliant toilet
- Allocated parking spaces
- EPC Rating: C

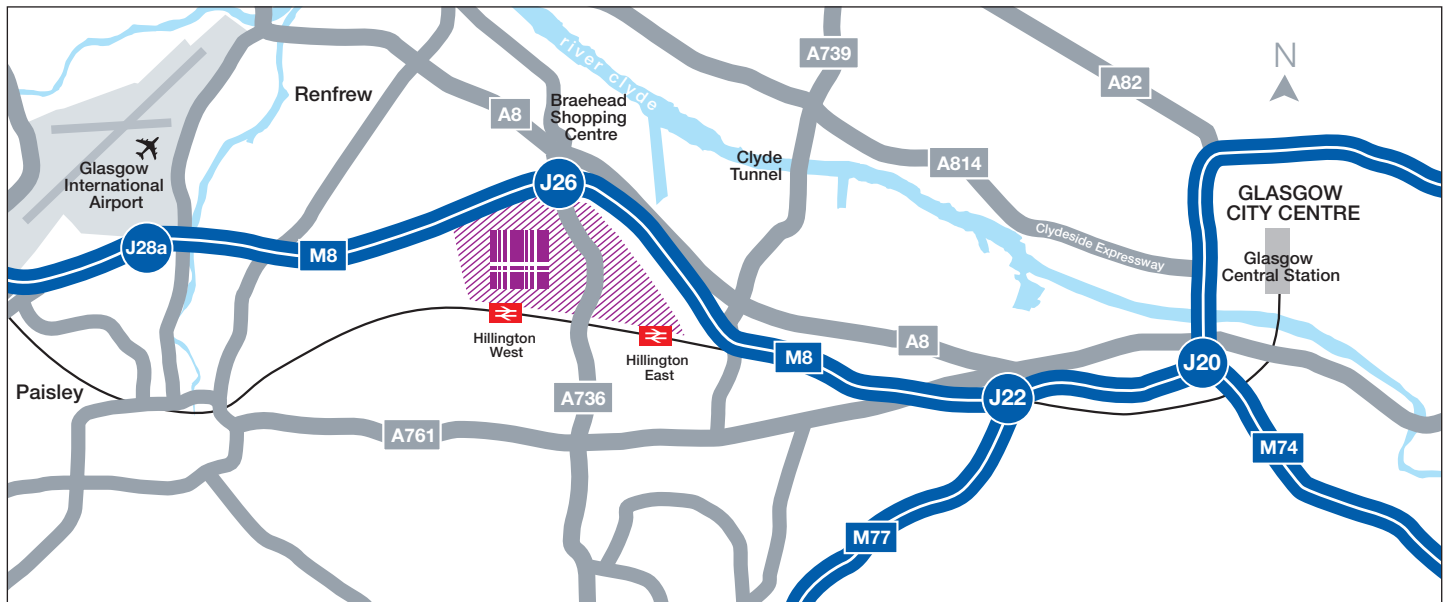
#### Accommodation

Unit	sq ft	sq m
1	4,208	390.9
2	2,368	220.1
3	1,522	141.4
4	1,513	140.6
5	1,517	140.9
6	1,518	141.1
7	2,542	236.2
8	2,547	236.6
9	2,017	187.4
10	2,015	187.2
11	2,013	187.0
12	3,512	326.2
13	3,045	282.8

#### Terms

Units are available on a flexible basis on new Full Repairing and Insuring (FRI) lease terms. All charges are subject to VAT.





Hillington Park is at Junction 26 of the M8 motorway between Glasgow City to the east and the towns of Paisley and Renfrew to the west.

The location is well served by the M8, M74 and M77 motorway networks and interconnecting arterial routes. The A736 runs through the centre of the park and connects the A8 north and A761 south.

For Satellite Navigation use postcode: G52 4GA



For further information contact the Management Team at:

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Together, we are  **Hillington Park**

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