

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



- 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



High spec industrial and logistics units













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 asphault 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)		Total (sq ft)		
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				

Direct to market

Hillington Park has direct access to the M8 at Junction 26 with fast connections to the motorway network.

With Glasgow Airport accessible within a six minute drive, plus rail and sea terminals close by, Hillington Park brings Glasgow, Scotland and the world to your door.

consumers	1.2million addresses within 30 miles	15 minutes from Glasgow City Centre	6 minutes from Glasgow Airport
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Key Locations		Distance	Time
M8 J26		0.9 miles	3 mins
M74 J1		5.3 miles	9 mins
M77 J1	1005 0	3.4 miles	10 mins
Glasgow City Ce	entre	7.7 miles	15 mins
Edinburgh City Centre		53.3 miles	1 hr 5 mins
Airports		Distance	Time
Glasgow Airport	A STATE OF THE PARTY OF THE PAR	3.5 miles	6 mins
Edinburgh Airport		45.9 miles	50 mins
Rail Ports	THE RESERVE TO SERVE THE PARTY OF THE PARTY	Distance	Time
Hillington Freigh	t Park	0.8 miles	3 mins
Coatbridge Terr	ninal	17.3 miles	24 mins
Mossend SRFI*		18.6 miles	25 mins
*due to open 2024			
Sea Ports		Distance	Time
King George V Dock		2.3 miles	7 mins
Greenock Ocea	n Terminal	19.6 miles	26 mins
Grangemouth Port		35 miles	43 mins

47 miles

59 mins

Rosyth Port

Sources: Royal Mail and Lorry Route Planner







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

Contact the leasing agents



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