

HILLINGTON PARK WEST100

**NEWLY COMPLETED
AVAILABLE NOW**

2 brand new high spec industrial & logistics units

M8/J26 Glasgow / G52 4NR

hillingtonpark.com/availability/west

Unit 102 – 12,559 sq ft
Unit 103 – 12,562 sq ft

Units available individually
or in combination

TO LET





GLASGOW
AIRPORT



GREENOCK
OCEAN
TERMINAL



HILLINGTON PARK
WEST100

FUTURE PHASES

FUTURE PHASES

ARROL ST

KAYFOAM

BAIRD AVE

WB ALLOYS

COUGHTRIE

CALEDONIAN
INDUSTRIES

STEDER

ABERCORN AVE

CAMERON ST

SERVEST

NHS

TO PAISLEY

VAULTEX

AUDI

HPF ENERGY

TOOL BANK

BMI

NEXT

QUEEN ELIZABETH AVE

BARR & WRAY

BUCCLEUCH AVE

ERIKS UK

VODAFONE

BMI



HILLINGTON WEST
TO GLASGOW
CITY CENTRE

Glasgow's go-to industrial location

- 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 100 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.

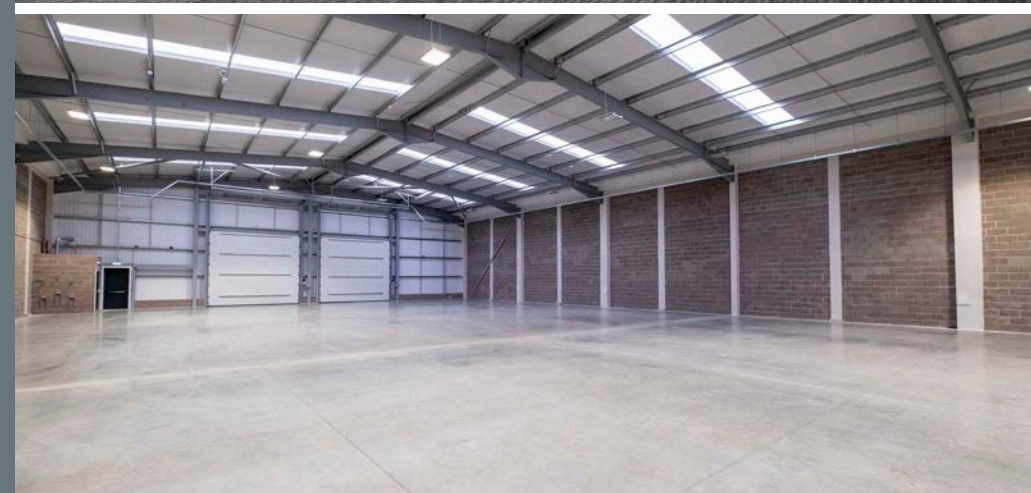
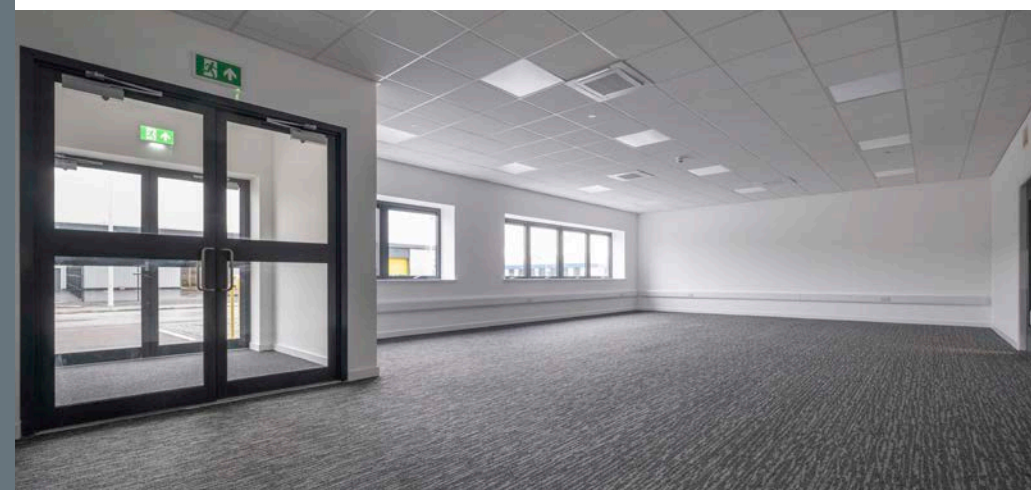
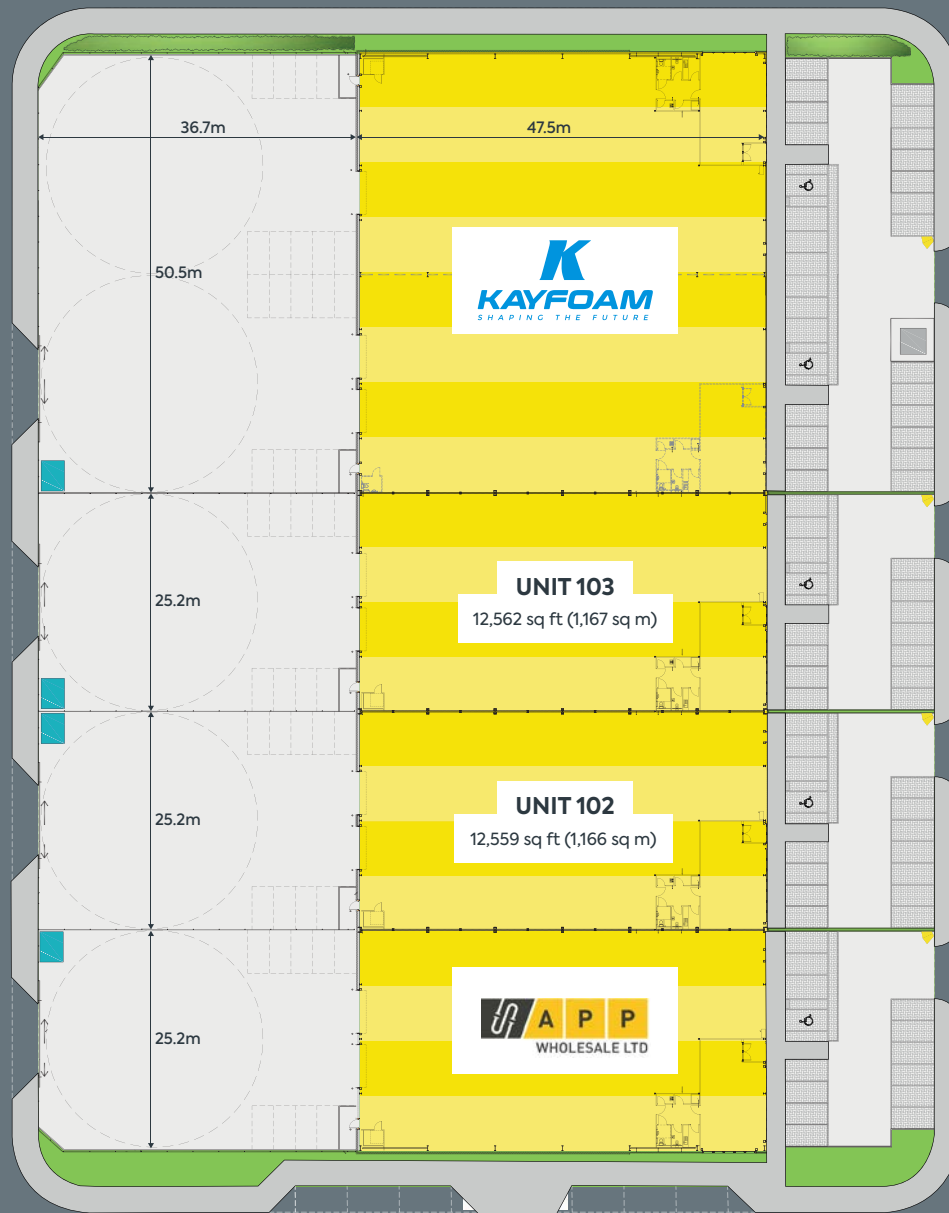
Business Growth Accelerator Relief

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







2 high spec industrial and logistics units

Units available individually or in combination





GRADE A SPECIFICATION

-  6 metre haunch height
-  Level loading doors
-  30kN/m² floor loading
-  Air conditioned offices
-  Secure goods yard
-  EV charging points

On target for BREEAM
'Very Good' accreditation

2 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

- 100kVA 3-phase supply to each unit

WAREHOUSE

- 6m haunch height (7.7m to ridge)
- Concrete floors with 30kN/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 36.7m deep concrete 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)	Offices (sq ft)	Total (sq ft)	Total (sq m)
Unit 101	LET to APP Wholesale			
Unit 103	11,190	1,369	12,559	1,166
Unit 103	11,230	1,332	12,562	1,167
Unit 104	LET to Kayfoam			

 HILLINGTON PARK
WEST100

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.

80% of Scottish consumers within 180 minutes	1.2million addresses within 30 miles	15 minutes from Glasgow City Centre	6 minutes from Glasgow Airport
--	--	---	--

Key Locations	Distance	Time
M8 J26	0.9 miles	3 mins
M74 J1	5.3 miles	9 mins
M77 J1	3.4 miles	10 mins
Glasgow City Centre	7.7 miles	15 mins
Edinburgh City Centre	53.3 miles	1 hr 5 mins

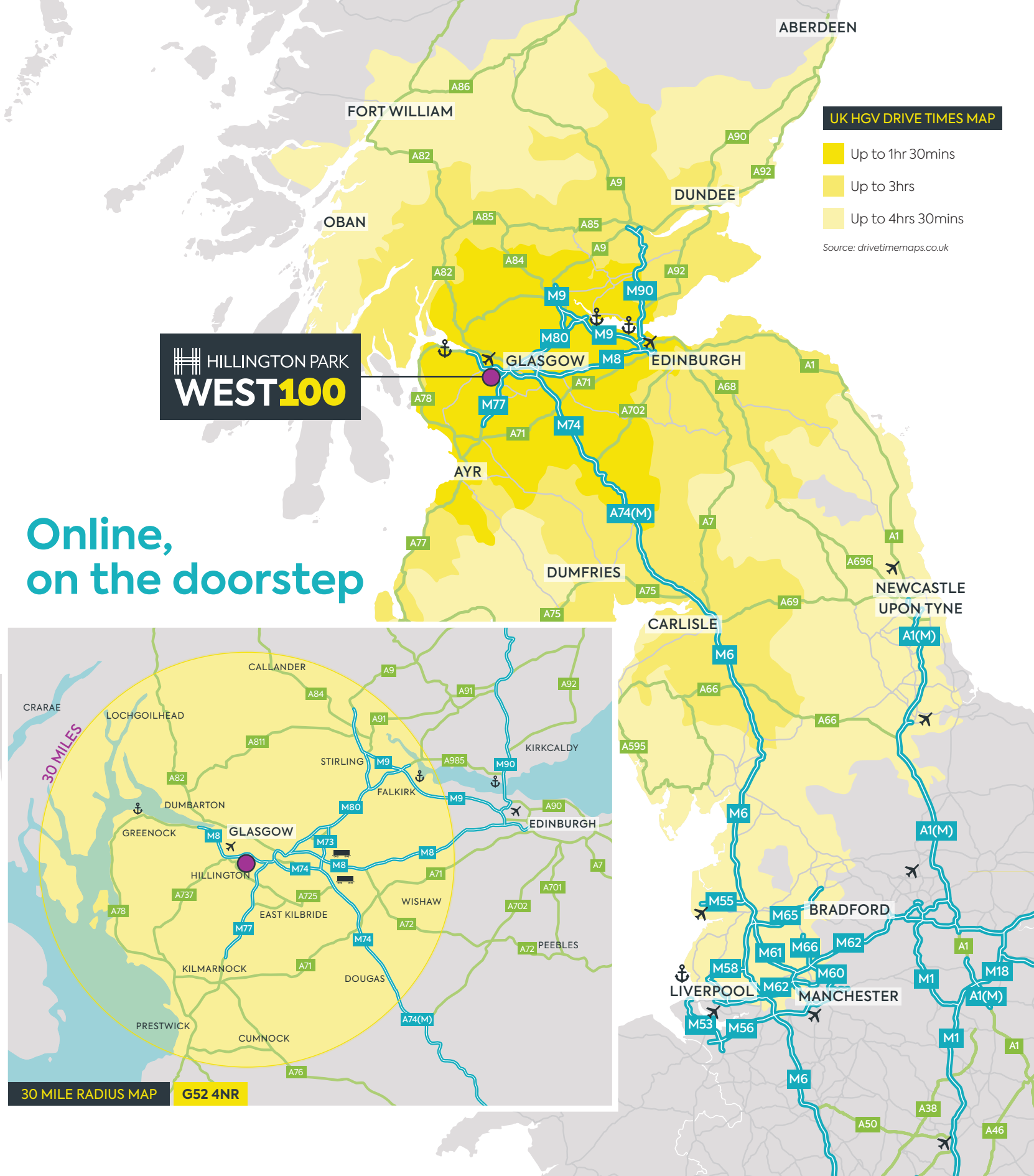
Airports	Distance	Time
Glasgow Airport	3.5 miles	6 mins
Edinburgh Airport	45.9 miles	50 mins

Rail Ports	Distance	Time
Hillington Freight Park	0.8 miles	3 mins
Coatbridge Terminal	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 Ocean Terminal	19.6 miles	26 mins
Grangemouth Port	35 miles	43 mins
Rosyth Port	47 miles	59 mins

Sources: Royal Mail and Lorry Route Planner



HILLINGTON PARK
WEST100

Online,
on the doorstep

30 MILE RADIUS MAP G52 4NR

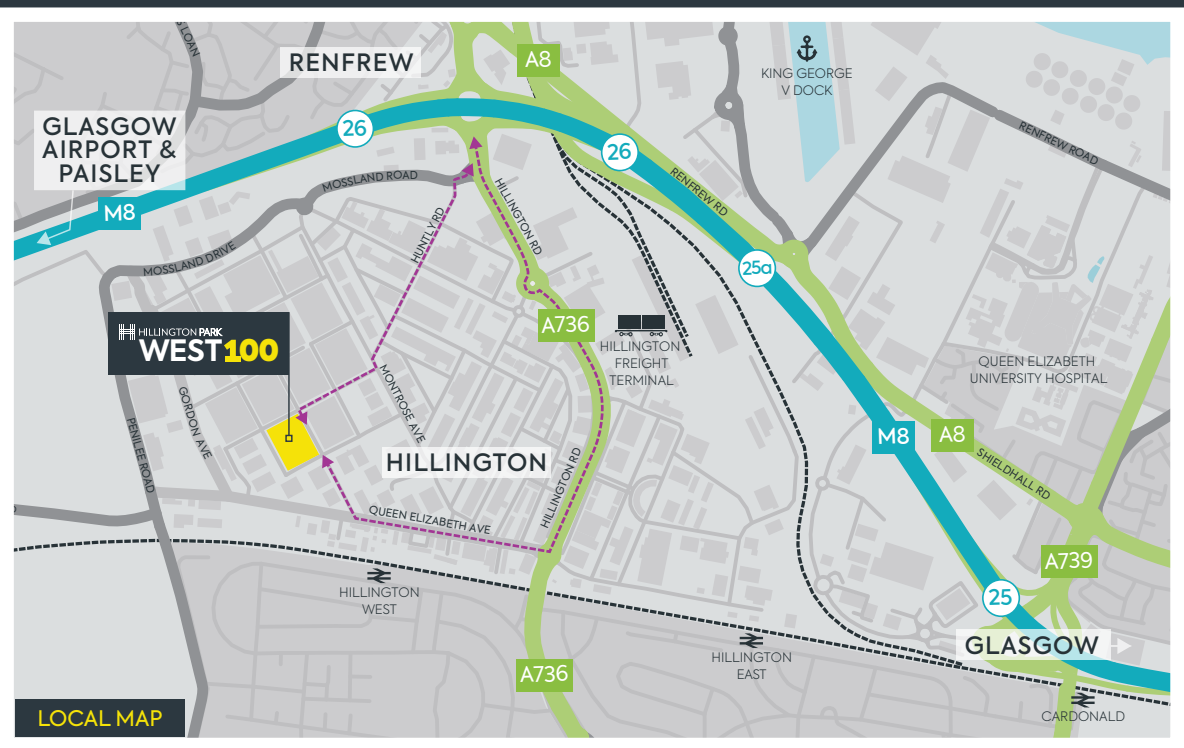
UK HGV DRIVE TIMES MAP

- Up to 1hr 30mins
- Up to 3hrs
- Up to 4hrs 30mins

Source: drivetimemaps.co.uk



REGIONAL MAP G52 4NR



LOCAL MAP

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

Contact the leasing agents

A development by

Colliers
 0141 226 1000
 colliers.com/uk/industrial

Ryden co.uk
 0141 204 3838



Iain Davidson
 Tel +44 141 226 1056
 iain.davidson@colliers.com

Alan Gilkison
 Tel +44 141 270 3138
 alan.gilkison@ryden.co.uk

Colin McManus
 Tel +44 141 226 1035
 colin.mcmanus@colliers.com

Gregor Harvie
 Tel +44 141 270 3173
 gregor.harvie@ryden.co.uk