



To Let

50 Kelvin Avenue, Hillington Park, Glasgow,
G52 4LT

6,310 sq ft Industrial Unit / Trade Counter Unit

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Location

Hillington Park is Scotland's largest and most established business park. Hillington is located at Junction 26 of the M8 motorway, 7 miles west of Glasgow city centre and 2 miles east of Glasgow International Airport. The Park benefits from 2 train stations and a variety of on site amenities, including: Harvester, Burger King, Baynes, Starbucks, 2 petrol stations, Post Office, Greggs, Subway and Farmfoods.

The unit is prominently situated on Kelvin Avenue, close to the main Hillington Road. Neighbouring occupiers include; Affordable Golf, McAlpine Plumbing, Eurocell and Capital Hair & Beauty.

Description

50 Kelvin Avenue comprises of a mid-terraced industrial unit with a trade counter. The property benefits from roller shutter access, translucent rooflight panels and parking to the front. Internally, the unit has a clear internal height of 3.20 metres.

Accommodation

50 Kelvin Avenue has the following approximate Gross Internal Area:

Floor	Sq ft	Sq m
Ground	6,310	586.22

Tenure

Leasehold.

Terms

The subjects are currently held on a lease which runs until 28 February 2025.

Business rates

We understand that the property is assessed as follows:

Rateable value: £27,000

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

Service charge

A service charge will be applicable to the property.

EPC

An Energy Performance Certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.



**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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