



# To Let

## 52 Kelvin Avenue, Hillington Park, Glasgow, G52 4LT

6,308 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

52 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

52 Kelvin Avenue has the following approximate Gross Internal Area:

Floor	Sq ft	Sq m
Ground	6,307.53	585.98

## 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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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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