

TO LET

**2 GORDON AVENUE
HILLINGTON PARK
GLASGOW G52 4TG**

Ryden



28,000
SQUARE FEET

2,601
SQUARE METRES

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

GLASGOW

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LOCATION

The property is located in a prominent position on Gordon Avenue within Hillington Park, Glasgow. Hillington Park is close to Junction 26 of the M8 motorway which provides good access to Ayrshire, Dunbartonshire and Glasgow City Centre.

DESCRIPTION

The subject property comprises a stand alone industrial unit. The property is of steel frame construction with infill walling of blockwork. Flooring throughout is reinforced concrete. The warehouse roof is of kingspan design and is profile sheet metal cladding. The property provides high quality office accommodation set over ground and first floor. This consists of a mix of open plan office areas, boardroom, kitchen, private offices and staff canteen.

Access to the property is via reception /office entrance to the front with two roller doors providing access to the warehouse at the rear.

The unit provides a substantial electrical supply, lighting and gas along with separate toilets for warehousing staff and office staff. The property benefits from a private yard secured by palisade fencing and a reasonable amount of staff car parking to the front.

RENTAL PRICE

The property is available on a Full Repairing and Insuring lease at an annual rental of £196,000.

ACCOMMODATION

The property extends to 28,000 sq ft (2,601 sq m) and has an eaves height of 8.7 feet (2.7 metres).

RATEABLE VALUE

Based on the Scottish Assessors website www.saa.gov.uk the current entry states 2 Gordon Avenue at £140,000.

EPC

The property has an EPC rating of G.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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