

Ryden

TO LET

MODERN INDUSTRIAL/
DISTRIBUTION WAREHOUSE



2 BUCCLEUCH
AVENUE
HILLINGTON
GLASGOW
G52 4NR

11,416 SQ FT (1,037.66 SQ M)

MODERN INDUSTRIAL/
DISTRIBUTION WAREHOUSE
PRELIMINARY DETAILS

29% OFFICE ACCOMMODATION

SECURE FENCED YARD
WITH CAR PARKING

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



**LOCATED ON
THE CORNER
OF BUCCLEUCH
AVENUE AND
QUEEN ELIZABETH
AVENUE, WITHIN
THE HILLINGTON**



LOCATION

The property is prominently located on the corner of Buccleuch Avenue and Queen Elizabeth Avenue, within the Hillington. Hillington is one of the premier industrial locations in Scotland with over 500 businesses and 8,000 people employed. The property benefits from excellent communication links;

- Less than 1 mile from the 4-way interchange at Junction 26 of the M8 motorway.
- 6 miles from the M74 leading south to the M6.
- 3 miles and 7 minutes' drive from Glasgow International Airport.
- The property is a short walk from Hillington West Train Station.
- Regular bus services along Hillington Road again a short walk from the property.

Amenities within Hillington include a retail centre, 10 food & drink venues, 2 fitness centres and a children's nursery. In addition, Braehead shopping centre is 0.5 miles away.

DESCRIPTION

The unit comprises a high quality modern industrial accommodation constructed in 2008. It is of brick and blockwork construction with profiled metal sheeting to the external elevations above ground level and a pitched profiled roof which incorporates translucent light panels.

- 💡 Energy efficient lighting
- ↕ 5.5m eaves
- 🔒 Secure fenced yard and car parking
- 🚪 2 Electrically operated roller shutter doors
- 🚚 Concrete yard surface

ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	732.94	7,714
OFFICE GROUND FLOOR	154.34	1,876
OFFICE 1ST FLOOR	150.37	1,826
OFFICE TOTAL	304.72	3,702
TOTAL	1,037.66	11,416

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC certificate is available upon request.

LOCAL AUTHORITY RATES

The property is listed in the Valuation Roll with a Rateable Value of £73,000. Payment of rates is a tenant's responsibility. Further information is available at www.saa.gov.uk. Payment of water and sewerage rates will also be the responsibility of the in-going occupier.

TERMS

The property is available for immediate occupation based on a new Full Repairing and Insuring lease at an annual rent of £114,160 pa.

VAT

All rents and outgoings are subject to VAT.

LEGAL COSTS

Each party will bear their own legal costs in the documentation of the transaction and, in the usual manner, the in-going tenant(s) will be responsible for Registration Dues and any Land & Buildings Transaction Tax that is applicable.



**HIGH QUALITY
MODERN
INDUSTRIAL
ACCOMMODATION
CONSTRUCTED
IN 2008**





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GET IN TOUCH

Viewing is strictly by arrangement with the sole selling agent.

Gregor Harvie

T 07765 255 988

E gregor.harvie@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. July 2023

